

Application Number	17/00567/AS
Location	Former Wye College Buildings, High Street, Wye, Ashford, TN25 4AH
Grid Reference	05520/46862
Parish Council	Wye
Ward	Wye with Hinxhill
Application Description	Conversion of former College buildings with associated restoration and alterations to buildings, demolition of later structures and rebuilding to provide 38 dwellings and community space; together with provision of 2 new dwellings, parking courts with car barns, cycle storage and refuse stores on land to the north of the retained buildings and associated landscaping; and change to parking arrangements for Squires Cottages
Applicant	Telereal Trillium
Agent	Hobbs Parker Property Consultants LLP
Site Area	1.01 hectares

First Consultation

(a) 93/20R	(b) R- WwHPC	(c) 31/ 15X (KCCPROW-X, KCCDC-X, KWT-X, TCW-X, HE-X, GS-X, EA-X, NE-X, SWS-X KDAONB-X, KH&T-X, ABCAO-X, ABCPO-X, WPCC-X, KR-X,) KCCFWM-R
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Second Consultation

(a) 93/8R	(b) R-WwHPC	(c) 31/ 9X (EA-X, HE-X, CCGNHS-X, SWS-X, KCCDC-X, KCCFWM-X, KCCH&T-X, ABCHS, ABCPO-X)
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Third Consultation

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|-----------|-------------|---|
| (a) 93/6R | (b) R-WwHPC | (c) 31/ 2S (SPAB-S, HE-S) /
15X (EA-X, GS-X, NE-X,
SWS-X, SSE-X, KCCFWM-
X, KCCH&T-X, KCCE-X,
KCCPROW-X, ABCES-X,
ABCSSOS-X, ABCPT-X,
ABCPO-X, ABCAO-X,
ABCHS-X) |
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Introduction

1. This application is reported to the Planning Committee because it is a major application.

Site and Surroundings

2. Wye College is located in the centre of Wye village and Wye Conservation Area and within the Area of Outstanding Natural Beauty. The sweeping backdrop of the Kent Downs, is not clearly visible from within the courtyards and cloisters of the College due to the highly enclosed built form and predominately inwards looking character.
3. The site lies in the north east part of the village right on the junction of Olantigh Road and High Street as shown in figure 1 below. The site is located directly to the east of the main Wye church St Gregory & St Martin's Church and its large churchyard. A public footpath runs north to south along the western edge of the application site through the Churchyard. A second footpath bisects the site running east to west from Olantigh Road to the main footpath through the Churchyard.

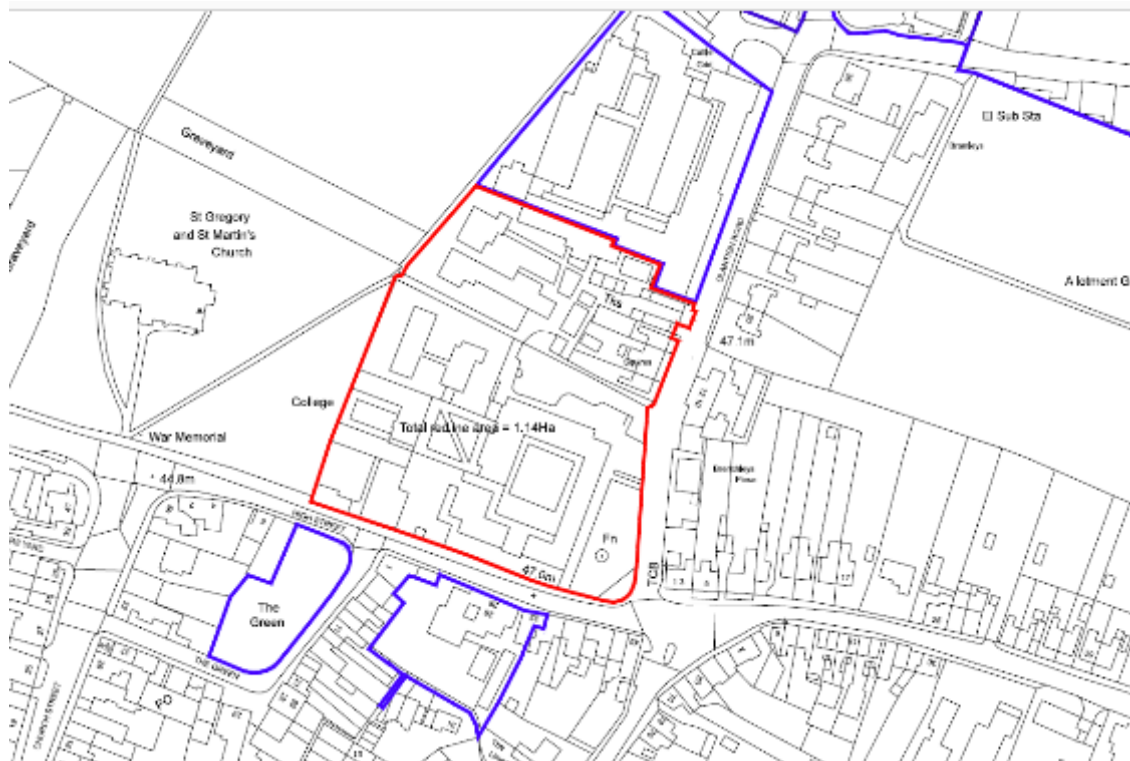


Figure 1 Site Location Plan

4. The site is situated in a very sustainable location. Within 150 metres of the site are an excellent range of services including the busy Co-op supermarket in Churchfields Way, a newsagents, a post office, restaurant and Flying Horse public house. Other smaller independent shops located in Church Street are all within a 300m walk of the site. A small hardware store is located directly opposite the site in Olantigh Road
5. Other notable distances include Churchfield Green Park which is within 200 metres walk to the west of the site, and Wye free school to the north which is under 200metres away. A Primary school is within 550 metre550metre walk of the site and the Railway station is less than 800m walk away as is the Doctors Surgery in Oxenturn Road and the Wye Village Hall & Recreation Ground. Other sports pitches and facilities are accessible within a 500metre walk of the site.
6. Immediately to the north of the site is a series of former college buildings associated with the Wye College, which are closely grouped together. These are predominantly modern flat roof structures dating from the 1960s with some well designed and featuring good brick and art detailing. Others are functional and of little architectural quality. Many rooftop additions such as pipework, ducting and utility cabinets have been added to the rooftops of

some single storey flat roofed buildings giving parts of the more modern complex a rather industrial feel. Around the fringes of the application site along Olantigh Road, the High Street and Scotton Street are residential properties arranged in a linear pattern tightly enclosing the road. The vast majority of these are traditional Kentish homes at least over 100 years old but there are one or two more modern post war homes. The surrounding streets include a good level of provision of on street parking and whilst some dwellings do not have their own private on plot parking space the majority do. Aerial photographs of site can be seen in figure 2 and 3.

7. The college building are arranged in geometric pattern to form internal cloisters and courtyards. They are constructed from a combination of brick, flint and ragstone with clay tiles and timber windows. Attractive communal gardens feature on the corner of Olantigh Road and High Street and a more private more enclosed garden area exists next to the Latin School and Churchyard adjoining the High Street. These green spaces feature some mature trees and collectively add interesting contrast to the formal brick college buildings. The green spaces and trees are striking townscape features in their own right. A basic tarmac forecourt set behind a small ragstone wall exists outside what was originally the main college entrance.
8. The application site includes Squires Cottages which front on to Olantigh Road. The cottages were last used as residential accommodation for Wye College but were built as a row of four terraced houses. Planning permission 16/00893 granted in 2016 provides for the re instatement back to four individual homes although this has yet to be implemented.



Figure 2 – Aerial Photograph of site in relation to village context

9. The college complex is made up of a series of quads; the earliest of which date from the C15 when a chantry was established. The chantry was essentially a form of trust fund for the purpose of employing priests to sing masses for the benefit of its founder, John Kemp and his family. The provision included a master to create a free grammar school for the poor children of Wye.
10. The dissolution of the monasteries in the mid C16 resulted in the site being surrendered to the Crown. The buildings then passed into private hands after which the site became a dwelling until the early C18, although the school also remained active on the site. By the C18 the complex contained two schools, which enjoyed fluctuating fortunes over time. The site became an agricultural college in the C19, which saw the site significantly developed to what we see today. Apart from a brief period when it served as a hospital during World War I and housed the Women's Land Army in the Second World War, the site continued as an agricultural college until 2008 when the college "moved" to London: the site has been vacant ever since.
11. A very detailed and very informative historical assessment of the buildings has been produced by Rupert Austen at Canterbury Archaeological Trust. Whilst it would not be possible to relay all the fascinating information that has been revealed in that report, some brief overview is needed to appreciate the significance of this site and to understand the progression of the application.



Figure 3 Aerial Photograph

12. The growth of the complex over so many centuries has resulted in there being some blurring of the divisions between the different building periods, particularly as the buildings are all interlinked, internally as well as externally. However, the division of the complex can be roughly divided into two areas of historic interest: the first being the mediaeval buildings and the second being the C19 and C20 buildings. The buildings are arranged in five quads and are generally known as Cloister Quad, West Quad, North Quad, South (Middle) Quad and Agricola Quad. These can then be identified in terms of their historic interest. The Cloister Quad comprises the original mediaeval building, with a walled garden to the front, containing the detached Latin School. These mediaeval buildings are unarguably of the highest significance attributed by Listing, being Grade I. The Wheel Room is also a mediaeval building in origins and was originally a detached outbuilding located adjacent to the road, to the east of the main buildings. It was possibly built as a brew house and although contains mediaeval fabric, namely the roof structure, it has later external walls and has partly been amalgamated into later service buildings. These alterations are consequently listed as Grade II*.
13. The other quads are sited to the north and east of the original buildings and date from the late C19/early C20 and are Listed Grade II. Their significance

may not be as high in terms of intrinsic historic value, but their contribution to the history of the mediaeval college and the setting of the church and Conservation Area must not be underestimated. The site also benefits from a designated Scheduled Ancient Monument. The exact boundary of this is hard to determine from the documents, but it certainly encompasses the Cloister Quad, the front garden, Latin School and Wheel room and inevitably includes some of the later buildings. However, it should be stressed that the monument only applies to all of the archaeological remains below ground and not the buildings above ground.

14. This report will focus on the Planning matters whereas the Listed Building Consent Report will dwell more on the alterations to the mediaeval parts of the buildings and the later adaptations, where the fabric is the most sensitive to change and where the alterations are generally less significant.

Proposal

15. The proposed development comprises the following elements and figure 4 illustrates the layout;
- Conversion of the existing listed buildings at the Former Wye College to residential uses with some communal rooms for the occupants.
 - Some restored space dedicated for a local heritage community group.
 - Some of the key historic parts of the building to remain for communal use and regular tours and visits
 - A total of 13 houses and 27 apartments/flats are proposed. The conversion part provides 11 houses, and 27 apartments and new construction includes 2 new houses. The dwelling mix comprises –
 - 1 bedroom flat x 2
 - 2 bedroom flat x 20
 - 3 bedroom flat x 5
 - 2 bedroom house x 8
 - 3 bedroom house x 4
 - 4 bedroom house x 1
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 - A limited amount of demolition is required, comprising later additions to the historic buildings, as well as unlisted buildings lying to the north of the listed buildings.
 - The erection of car barns and the creation of an open car parking areas for residents and visitors mainly located to north part of site. Some disabled

parking spaces included within main front forecourt. A total of 95 car parking spaces are to be provided, including 16 visitor spaces; 83 on site cycle spaces are provided

- Restoration of hard and soft landscaping in garden areas, cloisters and courtyards.
- Environmental enhancement of public footpath running through the site.

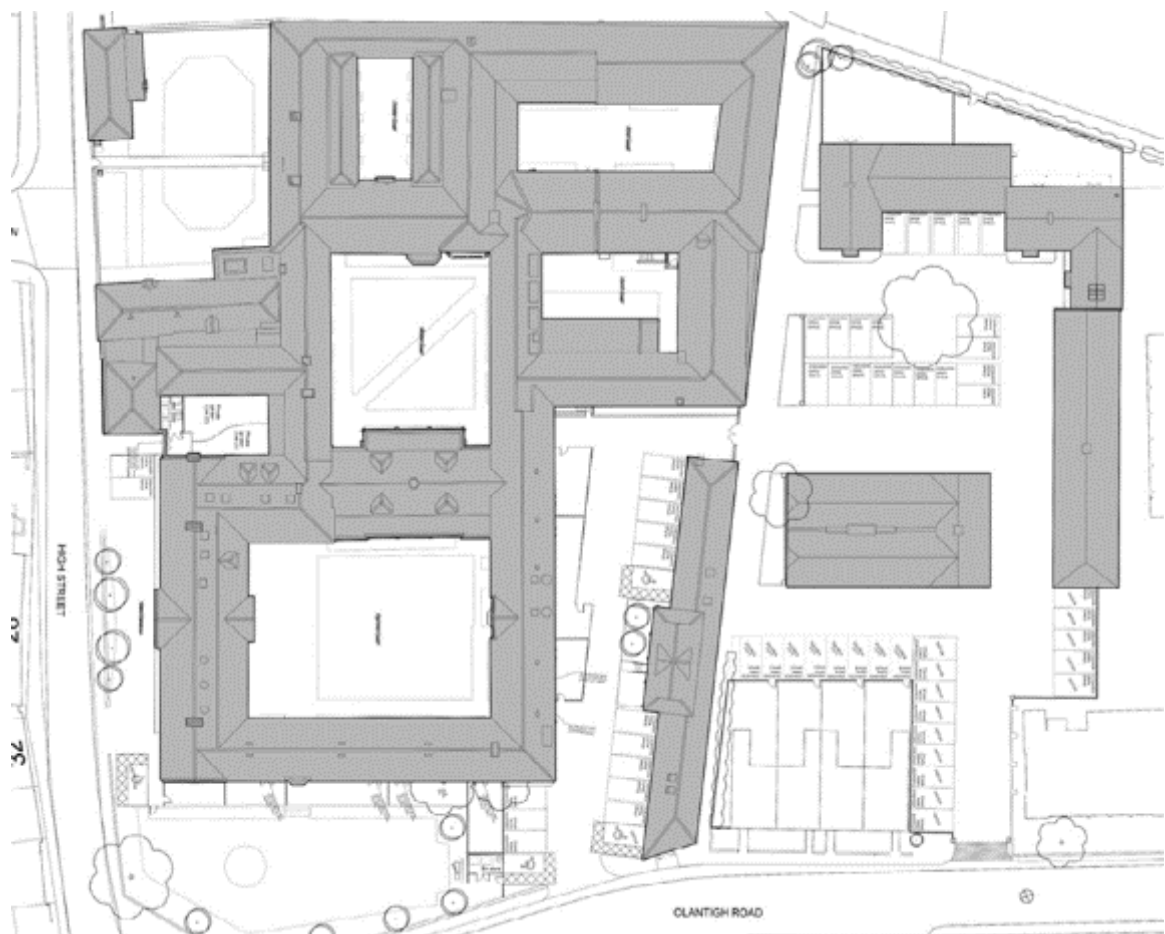


Figure 4 – Proposed Layout

16. In support of the application, the following information has been submitted and is summarised below:

Design and Access Statement:

17. The report states that the development presents a unique opportunity to renovate the existing listed buildings and re-use them for residential purposes, as well as preserving community uses in the key historic structures.
18. It then goes on to say that the site is an important focal point in the village of Wye and its renovation and re-use will significantly improve its connection and

seating in the local context, as well as contribution to the housing lands supply in the area. The proposals have been informed by a number of specialist reports including a detailed heritage statement and the proposals reconcile the identified constraints and opportunities and offer a sensitive and creative solution to development of the site.

19. It concludes by saying the proposals are entirely suitable for the site in terms of land use, amount of development, access, layout and appearance and have been designed to comply with relevant design policies referred to in the planning statement.

Design Principles:

20. The report states that the proposed development at the former Wye College, involving a combination of refurbishment of existing listed buildings for new uses, and limited new built development, accords fully with the principles and guidelines of Wye Design.

Planning statement:

21. The planning statement states that the former Wye College comprises an important grouping of Listed Buildings, including Grade I Listed Buildings; they are presently disused, and high priority is to be given to finding suitable long term uses for the buildings, and securing their refurbishment and long term maintenance. The proposals for reuse of the Listed Building involve predominantly residential conversion, with elements of community use, including new accommodation for Wye Heritage Centre and community access to the Great Hall, the Lecture Theatre, and the Chapel. The proposals involve sensitive restoration, and appropriate alterations to the Listed Buildings; exterior spaces including the quads are to be enhanced, and car parking provided to the full necessary standard, in a combination of enclosed car barns, and open parking areas.
22. It then goes on to say that the proposal would ensure a suitable long term future for the Listed Buildings, and secure community access to important areas of the complex. There will be significant enhancement to both the Listed Buildings and their settings, and the character and appearance of the Conservation Area. Full regard will be had to potential archaeological impact, in accordance with the recommendations of the detailed study carried out by Canterbury Archaeological Trust.
23. The proposed conversion to residential and community uses will include full car parking provision, including visitor parking; overall traffic impact will be reduced, compared to the previous educational use. The proposals will not prejudice the ongoing process of preparation of a Masterplan for the wider

Wye College Campus area; the proposals have been subject to public consultation prior to submission, and also consultation with the relevant public authorities including Historic England and Kent County Council.

24. The statement concludes that appropriate studies have been carried out of potential nature conservation interest, with particular regard to the presence of bats, and appropriate mitigation measures will be secured through an EPS mitigation license, following the grant of Planning Permission and Listed Building Consent. It is considered therefore that it will be appropriate for Planning Permission and Listed Building Consent to be granted for the proposed conversion to residential and community uses.

Transport Assessment:

25. The TA states that the proposals are to retain and refurbish all of the listed buildings, demolish the non-listed buildings to the north which are located to the rear of Squires Cottages and provide 41 (now reduced to 40)40 residential units with associated on-site residential and visitor parking. Parking provision for the residents will be in line with ABC's and KCC's parking standards. In addition, 16 visitor parking bays will be provided on-site which equates to 20% of the residential provision. Therefore, 95 car parking spaces will be provided on-site. Secure and covered cycle parking will also be provided in line with the local standards.
26. It then goes on to say that the trip generation impact assessment demonstrates that the proposed development will have a beneficial impact on the local transport network with an overall reduction in trip generation during the peak periods when compared to the extant/authorised use of the site as an educational facility. Overall, across the AM peak period, the proposed development will result in a reduction of 89 person trips of which 20 are vehicle trips. Across the PM peak period, the proposed development will result in a reduction of 91 person trips of which 18 are vehicle trips. Comparing the proposed development travel mode share to the existing travel mode share shows there will be a significant mode shift from bus use to rail use with car use in percentage terms increasing compared to the existing situation. Walking will also increase as part of the proposals.
27. It concludes that there is no reason not to grant planning permission for the proposed development on transport grounds.

Flood Risk Assessment:

28. The FRA states that the site is located within flood zone 1. By attenuating surface water runoff from the site the surface water flood risk will be reduced. The landscaping needs to be designed to ensure exceedance flow paths are directed away from buildings.

Ecology report:

29. The report states that although there are designated sites for nature conservation in the wider area, there is no perceived risk of impacts as a result of the proposed works and therefore, no need to mitigation measures.
30. It then goes on to say that the ecological scoping survey determined that the plants within the site are not protected notable species and they constitute widespread habitats types, which are not of conservation concern.
31. It asserts the result of the bat survey indicate that low numbers of common pipistrelle and brown long eared bats roost within the external fabric of the listed buildings. Subsequent to planning permission being granted an, EPSM licence will need to be applied for. It also states that the mitigation measures have also been recommended to avoid risk of impacts to breeding birds.
32. It concludes that there are no known overriding ecological constraints that would prevent the proposed works going ahead, subject to the recommendation made in this report being correctly implemented.

Historic building assessment:

33. The report states that the high national significance of the likely buried archaeological remains within the footprint of the medieval college, and some distance to its east and south, are reflected in its designation as a Scheduled Ancient Monument (SAM), and any groundworks here would require SAM consent. They would argue that buried archaeology to the north of the medieval main college building, as far as the footpath from the north-east corner of the churchyard to Olantigh Road – could be equally significant to the history of the College.
34. It then goes on to say that the entire southern portion of the PDA would seem to have high archaeological potential – especially for the medieval and post-medieval periods, although proximity or adjacency of the prehistoric trackway, and hypothetically of a Roman road, perhaps suggest a slightly elevated potential at earlier periods too. Deposits in the eastern half of this section may have been lost or disturbed by levelling during the late nineteenth or early

twentieth centuries. Possibly, soil will have been removed from the north-eastern quadrant of this section and redeposited over its south-eastern quadrant. The reduction is likely to have been greatest – perhaps up to a metre – around the north-east corner of the Agricola Quad and in front of the early twentieth-century workshops to its north. The known sites and curtilage of former dwellings and a barn along the southern edge of the PDA would be of considerable interest, and are perhaps least likely to have been destroyed by levelling.

35. The report concludes to the north, in the middle and north sections of the PDA, the potential may be generally more modest – this having been for the most part in agricultural use. However, the east–west footpath from the north-east corner of the churchyard to Olantigh Road; the former Green Lane between the middle and northern sections of the PDA; the original course of the diagonal footpath across the middle section; and Olantigh Road itself may all be ancient, and the remains of associated features may survive below ground. Also, there is a specific area of elevated archaeological potential around and behind the short early twentieth-century terrace fronting.

Heritage Commentary:

36. The heritage commentary explains how to read the detailed survey of the building which was undertaken by J C White Geomatics Limited in conjunction with the appropriate drawings.

Heritage Impact Assessment:

37. This document provides an overview of proposed alterations, demolition and remedial works that will directly affect a listed/ scheduled structure.

Minstrel Gallery Appraisal:

38. The report states that the structure of the Gallery Floor is inadequate for its proposed use. It is recommended that a restriction on access should continue whilst further consideration takes place about the possible use of the Hall and Gallery.

Surface water management:

39. The report states that the aim of the surface water management strategy is to limit peak runoff from the site without compromising the archaeological interest that covers the southern part of the site. The limited infiltration rate and the extensive archaeological interest at the site mean that a surface water management strategy based on shallow attenuation with discharge to the

existing surface water sewerage network is proposed. Infiltration will be maximised where feasible over the northern part of the site.

40. It then goes on to say the historic, southern end of the site offers limited scope for providing attenuation storage as this would require significant excavation in and around the Scheduled Ancient Monument. There may be opportunities to separate foul and surface water drainage systems in this area, reducing discharge to the foul sewer by re-routing surface water connections to the surface water sewer running along the High Street. This will be considered at detailed design stage and will depend on the depth of excavation required and the extent of archaeological interest.
41. It also states that the attenuation reduces peak runoff from the site by approximately 45%. This is a substantial improvement on the existing situation and given the archaeological constraints associated with the site is as close to the 50% reduction sought by KCC as possible. In addition, the proposals remove peak runoff of 30 l/s from the foul sewerage network which will have a significant beneficial impact on flood risk in the vicinity.
42. It concludes that the proposed surface water management strategy is considered to meet the policy requirements of Ashford Borough Council and Kent County Council by reducing the peak runoff from the site by 45%, the maximum achievable given other site constraints.

Planning History

- | | |
|------------------------|--|
| 88/01991/AS | Conversion of existing attic space to office accommodation, with ancillary works. |
| 02/01845/AS | Widening of existing hatch and alterations to kitchen area to form a bar |
| 09/01166/AS | The erection of temporary heras fencing. |
| 11/01166/AS | Retention of temporary heras fencing approved under application (09/01166/AS). |
| 14/00019/EIA/AS | Proposed mixed use scheme comprising: <ul style="list-style-type: none">• up to 200 residential units• employment uses, comprising a business hub, small business/artisans units and agri-businesses• an allocation of space for Community uses• public green space/woodlands/allotments and play areas• internal roads, parking and service areas |

- supporting infrastructure

14/00020/EIA/AS Proposed mixed use scheme comprising:

- up to 200 residential units
- employment uses, comprising a business hub, small business/artisans units and agri-businesses
- an allocation of space for Community uses
- public green space/woodlands/allotments and play areas
- internal roads, parking and service areas
- supporting infrastructure

16/00893/AS Approval for change of use from student accommodation back to four individual dwellings with reinstatement of external door to front elevation and 8 dedicated parking spaces immediately to north side of row of terraced cottages. This application related to Squires Cottages and the 8 parking bays approved then are now proposed to be relocated immediately behind these properties to the west as part of the application now being determined to provide space for a new access to the main parking courts for the development.

Consultations

FIRST CONSULTATION

Ward Members: No comment. The WM is a member of the Planning Committee.

Environment Agency: No comment

Natural England:

Statutory nature conservation sites – since the proposal is unlikely to affect any statutorily protected sites there is no objection

Protected landscapes - Your decision should be guided by paragraph 115 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 116 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant AONB Partnership or Conservation Board. Their knowledge of the site and its wider landscape setting, together with the

aims and objectives of the AONB's statutory management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Protected species; We have not assessed this application and associated documents for impacts on protected species. You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

Biodiversity enhancements - This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework.

Landscape enhancements - This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature.

Kent AONB

The Kent Downs AONB Unit welcomes the retention of the public right of way through the site, as this links in with the North Downs Way, a national trail.

The proposal incorporates large areas of hardstanding, required for use as parking courtyards. While the Design and Access Statement advises that individual trees will be planted within these, this is not shown on the proposed plans. The incorporation of trees within these areas would help soften the appearance of these courtyards and the AONB Unit would also advocate the use of gravel rolled tarmac or a similar surface and avoidance of parking pays marked by white lines, to avoid an overly urban appearance.

With regards the proposed design of Units 40 and 41, (now the 2 new-build dwellings units 39 and 40) while I have no objection to the adoption of a quality contemporary

approach, I do not consider the incorporation of large expanses of glazing to contribute to local distinctiveness in this location and consider it imperative that high quality, traditional materials are utilised.

KCC Flood and water management:

The application should not be determined until a surface water drainage strategy has been provided for consultation as the applicant must demonstrate the surface water can be appropriately managed on site, clearly indicate the proposed outfall location and that the discharge rate is acceptable.

KCC Highways:

Highlighted some minor issues with the scheme including

- Traffic generation from the proposed dwellings is less onerous to the local highway network than the potential from a higher education establishment at full capacity which the site already has permission for. As such, the proposal does not give cause for concern in relation to highway capacity.
- The parking provision as promoted meets the guidance as set out in Ashford Borough Council's Residential Parking SPD.
- The proposed parking layout is acceptable.
- Some specific barn car parking spaces should be slightly wider and some slightly narrower
- Low wall around access close to Squires Cottage to aid visibility
- Cycle store to include clearer opening and rack equipment to maximise storage
- Intensification of northern entrance onto Olantigh Road requiring double yellow line parking restrictions for 10m either side of entrance to minimise impact on on-street parking
- Timber bollard to prevent vehicles driving onto existing widened footpath.
- Waste vehicle tracking should be for 11.4m vehicle

These issues can be dealt by conditions along with the need to provide further information regarding further issues such as:

- Wheel washing facilities/measures to prevent debris and spoil and the discharge of surface water onto the public highway
- Access point for HGV's and site personnel
- Provision of parking facilities for site personnel and visitors prior to commencement of work on site and for the duration of construction
- Provision of parking, turning and unloading facilities for delivery vehicles.
- Dust suppression methods
- Plant and noise generated from operation of vehicles and machinery
- Fencing/hoardings
- Lighting
- HGV routing

- Hours of operation
- Any temporary traffic management/signage required

Kent Wildlife Trust:

Thank you for consulting Kent Wildlife Trust regarding the above planning application. We have no objection to this planning application, subject to the following through of recommendations made in the Ecology Report (Greenlink Ecology Ltd) regarding mitigation for bats and breeding birds.

We would also recommend careful consideration of lighting around the buildings in order to reduce impacts on movements of bats, birds and other wildlife.

Native planting would enhance the areas of public space for wildlife on what is a constrained site.

PROW:

The development would result in an increase use of PROW and conditions should be attached to the application to mitigate the increase use of the path through the site through widening and/or resurfacing. The following conditions were requested:

- That the existing surface of AE113 through the site be upgraded with a new bound surface the specification to be approved by this department prior to alterations being made.
- That improvements are made to footpath AE110 adjacent to the development site, to widen and surface the path to a width of 2 metres with a new bound surface the specification to be approved by this department prior to alterations being made.
- That the existing surface of footpath AE110 (through the churchyard) and footpath AE112 are upgraded with a new bound surface the specification to be approved by this department prior to alterations being made.
- That a contribution of £28,313 be provided through Section 106 agreement to enable the council to upgrade footpaths AE110 & AE112 in the immediate vicinity of the development.

Wye with Hinxhill Parish Council:

The Parish Council objects primarily on the grounds that this application is premature as it is contrary to the site policy for WYE3 in the adopted Wye Neighbourhood Plan. They suggest the current planning applications for the residential conversion of the College, 17/00567/AS and 17/00568/AS, should be withdrawn and await determination of the WYE3 Masterplan. This application pre-empts and undermines the current WYE3 masterplan process, and thereby constrains the proper consideration of options and uses for the rest of WYE3. The application is silent on the relationship with the adjacent 1.25 acre area of laboratories immediately north of

the application site. This is a major site in its own right, but as yet it has no defined use.

Historic England:

We recommend that the following further details should be sought before this application is determined:

- A detailed scheme for restoration of the seventeenth-century open-well staircase and stairwell, including reinstatement of the Ancient Britons statues;
- -Details explaining proposed physical works to the great hall - the replacement of its floor covering, for example;
- Further detail and justification for upgrading the existing partition between Unit 17 and the great hall;
- A more detailed proposal for the creation of Unit 32, including large-scale existing, proposed and demolition plans and sections;
- Details explaining future access to the gallery in the great hall;
- The scope and detail of a scheme for public access and future maintenance of the un-converted parts, including the great hall, seventeenth-century staircase and lecture theatre.
- An explanation of how the individual units would be serviced and separated for fire and sound transmission, and the effects of these works on the significance of the listed buildings;
- A list of works potentially affecting the scheduled monument.

Providing that the above matters can be resolved to the satisfaction of your Council and Historic England, we would be willing for listed building consent to be granted subject to the conditions described below and a S106 Agreement securing the heritage benefits of the scheme.

Twentieth Century Society:

The Society won't be commenting in this instance. Their main concern relates to the panels on the later c20 buildings – we'd, which they would appreciate the opportunity to comment when that phase of the project begins.

Arboricultural Officer:

No objection - One firm comment – the presence of the Magnolia grandifloras (to be removed owing to the proximity to the structure) on the site has become an important component of the eastern aspect and I would like to see that iterated in the detailed plans when they are fleshed up.

ABC Project Office:

The comments by KCC are supported and a 'holding objection' is put forward until a viable surface water drainage strategy has been provided for consultation. This should clearly demonstrate that surface water can be appropriately managed on site, indicating the proposed outfall location and discharge rate for the site in accordance with the Ashford Borough Council Sustainable Drainage SPD.

KCC Developers contributions:

The County Council has assessed the implications of this proposal in terms of the delivery of its community services and is of the opinion that it will have an additional impact on the delivery of its services, which will require mitigation either through the direct provision of infrastructure or the payment of an appropriate financial contribution.

The Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (the CIL Regulations) (Regulation 122) require that requests for development contributions of various kinds must comply with three specific legal tests:

1. Necessary,
2. Related to the development, and
3. Reasonably related in scale and kind

These tests have been duly applied in the context of this planning application and give rise to the following specific requirements (the evidence supporting these requirements is set out in the attached Appendices).

Revised Request Summary

	Per 'Applicable' House (x13)	Per 'Applicable' Flat (x25)	Total	Project
Primary Education	£3324.00	£831.00	£63,987.00	Towards Wye Primary School group room
Secondary Education	£4115.00	£1029.00	£79,220.00	Towards Norton Knatchbull Hall expansion

'Applicable' excludes 1 bed units of less than 56 sqm GIA – please confirm the 3 x 1 bed units proposed are below this threshold?.

	Per Dwelling (x40x40)	Total	Project
Libraries	£48.02	£1968.65	Towards the additional bookstock required to meet the demands of the additional borrowers from this development

<p>High Speed Fibre Optic Broadband connection:</p>	<p>INFORMATIVE: Kent County Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest connection point to high speed broadband. We understand that major telecommunication providers are now offering Next Generation Access Broadband connections free of charge to the developer. For advice on how to proceed with providing access to superfast broadband please contact broadband@kent.gov.uk</p>
<p>Highways</p>	<p><i>Kent Highway Services will respond separately</i></p>

Please note that these figures:

- are to be **index linked by the BCIS General Building Cost Index from Oct 2016 to the date of payment** (Oct-16 Index 328.3)
- may need to be recalculated due to changes in district council housing trajectories, on-going planning applications, changes in capacities and forecast rolls, projects and build costs.

Southern Water:

Our initial investigations indicate that Southern Water may be able to provide foul sewage disposal at Manhole TR05464801 to service the proposed development, however the applicant should undertake drainage capacity investigations, and obtain further information such as existing foul flows from the former college, and review other restrictions including a downstream pumping station pass-forward flow rate, to ensure the existing network can accept the net additional flows from the proposed residential development.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

“A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

The results of an initial desk top study indicates that Southern Water currently cannot accommodate the needs of this application without the development providing additional local infrastructure. The proposed development would increase flows into the surface water system and as a result increase the risk of flooding in and around the existing area, contrary to paragraph 109 of the National Planning Policy Framework.

Should the Local Planning Authority be minded to approve the application, Southern Water would like the following condition to be attached to any permission.

“Development shall not commence until a drainage strategy detailing the proposed means of surface water disposal and an implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.”

We suggest the following informative: ‘The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. The applicant/developer should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk’ in order to progress the required infrastructure.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order (a) Adequate soakaway or infiltration system; (b) Water course; (c) Where neither of the above is practicable, sewer Southern Water supports this stance and seeks through appropriate planning conditions to ensure that appropriate means of surface water disposal are proposed for each development.

Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne,

Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk". We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

Georgian Society:

No formal comment.

Wye Parochial Church Council:

The possible impact on rights of way which cross Wye Churchyard. Comments from East Kent Public Rights of Way Officer published on the planning website, recommend widening and re-surfacing of 2 public rights of way (AE110 and 112) to withstand the likely increased usage. The footpaths are on land owned by Canterbury Diocese and outside the developers' control, and so any proposals would need to be discussed with and agreed by the diocese and the Wye PCC.

Conservation Officer Comment:

These issues are covered in detail in the Listed Building Report.

Kent Ramblers:

No objection

SECOND ROUND OF CONSULTATION:

In response to the first set of amended drawings received -

Wye with Hinxhill Parish Council:

In the letter dated the 18th of October 2017, the Wye parish council have commented on the Listed Buildings in the former Wye College, which they have decided to include:

Wye PC has examined the views of the Village Design Group and agrees strongly with their concerns over the TT proposals and alternative proposals. Wye PC is concerned to protect the historic appearance of the College, and that its use should be in line with the WNP's policy of mixed use. These do not seem to have been considered.

The proposal that the historic Latin School should become a private garden room is unacceptable. The proposed limited "community access" to the College, which will become a gated community, is far short of what was available historically and the

Draft Masterplan fails to address the site policy WNP11 with the detailed background in Appendix B.

In a letter dated the 10th of November 2017 the Wye Parish Council refers to the letter dated 18th of October as an interim response to the application 17/005648AS and the initial holding objection. They object on the grounds

- Lack of information for WYE3 providing the draft masterplan, traffic, drainage and other key studies which will help to inform its response to these applications
- Village Design Group's comments needed to be made visible
- Wye 3 public comments were not visible to the public.

KCC Development Contributions

Further to our previous correspondence on this matter, KCC have just completed the review of Secondary School build costs.

As you will be aware, Secondary School build costs were last set in 2008, Primary School costs were reviewed in February 2017. These costs are taken from various Secondary projects undertaken recently. Construction costs have risen and need to be reflected in the contributions sought to ensure the purpose of the contribution is fulfilled.

The updated Secondary School rates are:

Developer Contribution Rates – Secondary Education			
	Per Pupil	Per House	Per Flat
Secondary Expansion	£ 20,575	£ 4,115	£ 1,029
Secondary New Build	£ 23,434	£ 4,687	£ 1,172

Rates as adopted 5 February 2018

Contributions are to be indexed by the BCIS General Building Cost Index from Oct-2016 to the date of payment. (Oct-16 Index = 328.3)

Due to the ongoing increase in build costs, KCC require all contributions to be indexed by the BCIS General Building Cost Index from October 2016 to the date of payment (Oct-16 Index 328.3).

KCC request these new Secondary School contribution rates are applied to all applications that have not yet been taken to Planning Committee. We therefore attach a Revised Request Summary for this application amending the Secondary contribution.

KCC do appreciate the current market uncertainties; however, in accordance with NPPF and the CIL Regulations, the contributions sought are to mitigate the impacts generated by development.

KCC Highways:

Highlight minor issues with the scheme, which would be dealt by conditions and the need provide further information regarding certain issues such as:

- Wheel washing facilities/measures to prevent debris and spoil and the discharge of surface water onto the public highway
- Access point for HGV's and site personnel
- Provision of parking facilities for site personnel and visitors prior to commencement of work on site and for the duration of construction
- Provision of parking, turning and unloading facilities for delivery vehicles.
- Dust suppression methods
- Plant and noise generated from operation of vehicles and machinery
- Fencing/hoardings
- Lighting
- HGV routing
- Hours of operation
- Any temporary traffic management/signage required

KCC Flood and Water Management:

We have reviewed the Surface Water Management Strategy by RMB Consultants, dated December 2017, and are generally satisfied with the proposals given the site constraints. At the detailed design stage, we would expect to see site specific ground investigations and infiltration tests undertaken at the proposed invert level of infiltration features, to demonstrate their viability. All opportunities to divert surface water flows from foul sewers to infiltration features or, if infiltration is not viable, to dedicated surface water sewers should be incorporated. Should planning permission be granted, early discussions of the detailed design of the site drainage should be held with the LPA to take into account the site constraints and provide the most sustainable and deliverable solution. Should your authority be minded to grant permission for the development, we would recommend conditions to be attached to the decision notice.

Housing Services:

There will be an expectation of 35% affordable housing being delivered within this scheme, equating to 14 properties. We would anticipate that 60% (8 dwellings) will be provided for affordable rent and 40% (6 dwellings) will be provided for shared ownership – or a low-cost home-ownership product agreed by the Development Partnership Manager within the authority. Given the identified need within our current housing waiting list, we would request that the property types for the 8 affordable rented properties are based on the following breakdown: 3 x 1-bed flats (as we have a high-level of expressed interest from applicants, including those with a local

connection); 2 x 2-bed flats and 1 x 2-bed house (again, to meet identified need); and 1 x 3-bed flat and 1 x 3-bed house (again due to the level of those expressing interest with a local connection). We would expect the properties to meet the Nationally Prescribed Space Standards. In the case of the 2-bed properties we would expect four bed spaces to be provided and in the case of the 3-bed properties we would expect five bed spaces to be provided. We would also request that the affordable housing composition be integrated into the development to ensure a balanced tenure neutral mix on the development rather than being positioned as a cluster of properties on the development.

Southern Water

As stated in the drainage strategy, limiting the proposed surface water flow to match the existing contributing flows to the system would be satisfactory to Southern Water, subject to providing evidence of an existing positive connection in the form of a topographical survey and/or CCTV survey with report including relevant calculations. The applicant will be required to provide evidence that they have complied with part H3 of Building Regulations and a detailed drainage design will need to be submitted for further assessment.

Should the Local Planning Authority be minded to approve the application, Southern Water would like the following condition to be attached to any permission:

- Development shall not commence until a drainage strategy detailing the proposed means of surface water disposal and an implementation timetable, has been submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.
- The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

All other comments in our previous response dated 10/05/2017 remain unchanged and valid for the amended details.

ABC Project Office

No objection - Comments made by KCC's Flood Risk Project Officer are supported and in particular comments with respect to the accurately representing infiltration features on the site, as well as seeking all opportunities to divert surface water flows away from the foul infrastructure.

Environment Agency

No comment.

Historic England:

Following our meeting last week I am writing to confirm that Historic England will not provide detailed comments on the latest amendments to Wye College (received by

us on 6 February) until the final layout and outstanding details have been agreed, at which point we will write again with our concluding advice.

CCG NHS:

I am unsure what is exactly proposed in this development, however the additional patients that this would create would be in the region of 100. As you know Wye is a discreet geographical community with health care provided by Wye Surgery there are no alternatives for residents of Wye. Whilst this may not be the largest of developments it will have an impact on Wye Surgery and it is in that regard that I would request that developers contributions are sought to enable Wye Surgery to increase capacity to ensure the proposed new residents to Wye are able to access quality health care.

THIRD ROUND OF CONSULTATION

Environment Agency

We have assessed this application as having a low environmental risk. We therefore have no comments to make.

Georgian Society

No comments

The Society For The Protection Of Ancient Buildings (SPAB)

The college buildings range in grade and the site includes grade I, II*, II and scheduled ancient monuments. It is therefore of great importance both nationally and locally, and we are pleased to see that a proposal has come to the fore following the closure of the college nearly 10 years ago.

We are predominantly interested in the pre-1720s parts of the site, however it is plain to see that overall the Victorian and C20th buildings will generally convert easily to housing, and this seems a logical use of the site.

The comments from Historic England are thorough and raise many good points with regards to additional information required, all of which we support.

The quad dating from the 15th century will require particularly special attention with regards to the conversion, and it should be borne in mind that some areas may in fact be unsuitable for domestic use. We would hope that the applicant would be able to find a positive community use for these spaces, rather than forcing them into domestic servitude!

We have noted on previous sites that sometimes a 'need' to get as many units as possible may be desirable financially, but is not always either practical or in the best interests of the buildings. Additionally, insertion of fire protection is an expensive outlay, will be especially complex given the grade I listed status of the building. It is clear that there are many more details to be finalised, however overall we feel that this will be a positive outcome for these buildings.

Historic England

The proposed amendments to the current application provide the majority of the additional information requested by Historic England in our previous letter of 26 May 2017. We think that any remaining points of detail are capable of being sought by condition of any consents granted. We conclude that any remaining modest harm caused by the scheme has been minimised and is decisively outweighed by the heritage benefits proposed. We therefore raise no objection to the scheme on heritage grounds, subject to the conditions listed below and a legal agreement to secure the proposed benefits.

Historic England has no objection to the applications on heritage grounds. We think the issues and safeguards outlined in our initial advice are addressed in the amended scheme or are capable of being covered by condition. We consider that the applications meet the requirements of the NPPF, in particular paragraph numbers 129, 131, 132 and 134. In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Your authority should take these representations into account in determining the applications.

These issues have been addressed in full in the Listed Building Consent committee report. A full copy of the Historic England letter is included in Appendices Annex 1.

KCC Flood & Water Management

We have no further comment to make on this proposal and would refer you to our previous response dated 21st February 2018.

We were satisfied with the surface water drainage proposals, subject to conditions, as it is likely to benefit the sewer capacity as surface water can be removed from the foul network and discharged to ground or to surface water sewer.

Natural England

No further Comments

KCC Highways & Transportation

With regard to highway matters, the additional information provided by the applicant does not impact on or alter any of issues raised in our previous response. As such, the previous response and recommended conditions submitted dated 21 February 2018 still stands in full.

KCC Ecology

We have reviewed the ecological information submitted in support of this planning application and advise that sufficient information has been provided. Bats have been recorded on site and therefore a European Protected Species Licence will be required, however we consider that it is likely that the development can maintain the

favourable conservation status of that bats on site. If planning permission is granted, we advise that a condition securing the implementation of ecological enhancements is attached as well as a condition requiring the implementation of a sensitive lighting strategy for biodiversity.

KCC Public Right Of Way

.I estimate surfacing to 2m of the length of AE110 to be approximately £15,000. The request to improve the surrounding paths reflects the desires expressed in the Wye Neighbourhood plan so would be disappointing not to be able to address.

Southern Water

Our initial investigations indicate that Southern Water may be able to provide foul sewage disposal at Manhole TR05464801 to service the proposed development, however the applicant should undertake drainage capacity investigations, and obtain further information such as existing foul flows from the former college, and review other restrictions including a downstream pumping station pass-forward flow rate, to ensure the existing network can accept the net additional flows from the proposed residential development. A condition and informatives are recommended if LPA minded to approve the application.

Stagecoach South East

The proposed development is served by existing bus stops at the New Flying Horse in Upper Bridge Street, and at Wye Church. Neither stop is DDA compliant, and the New Flying Horse stop does not have a shelter. We recommend that developer contributions be sought to upgrade these stops, to provide a more attractive waiting environment for bus users. We do not expect the proposed development to lead to an increased demand for bus travel that cannot be accommodated on existing services.

Wye with Hinxhill Parish Council

The Parish Council wish to object. Their further objections and comments are;

- Repeat previous objections of earlier letters and add further objections
- Comments should be considered alongside the detailed WYE3 comments
- Importance of AONB
- This is the biggest rural regeneration project in the borough
- This is the largest complex of listed buildings in the Borough
- Some features are of national importance
- The significance of these heritage assets demands that only a clear conversion proposal of the very highest quality and detail should be permitted. As these applications fail to conserve and respect the significance of the heritage assets on this site they fall short of this expectation.
- This application presumes that a change of use to residential conversion is the only option. As Ashford Borough Council is aware, this presumption is not true. It is now evident that the marketing process in 2011 - 2012, on which these applications rely, failed to identify or approach interested charitable organisations which have since expressed interest. The marketing exercise was flawed and the site should be reassessed in the light of this new information.

- There are commercially sensitive proposals for an educational use which also conforms to relevant planning policies, but which is still subject to the confirmation of views from Kent County Council Highways & Transportation team that highways, traffic, access and parking issues are well resolved. The educational and related uses presented for pre-application advice are compatible, flexible and sympathetic towards the needs of the listed buildings. These educational and related options represent sustainable development with economic, social and environmental benefits. They will conserve and enhance the fabric; respect their heritage and historical significance; provide a wide range of ongoing public benefits, including full use of communal spaces; welcome and benefit local residents and some 5,000 visitors a year; enable people of all age groups to stay in listed buildings and experience their heritage; create about 30 FTE, year round local employment and training opportunities; support established local businesses and encourage start-ups and rural tourism; and add a distinctive element to the wider tourism offer across the borough. The alternative educational use will also generate fewer traffic movements and less parking stress than the proposed residential use.
- The current applications, these uses will not cause harm, result in a gated development and the loss of the integrity, legibility and significance of these buildings, nor offer only occasional and insecure public access
- Maintain strong objections to these applications on the grounds that they are premature in advance of the consideration and approval of an integrated masterplan for the whole WYE3 site, in accord with policy.
- The applications pre-empt and undermine the currently uncompleted WYE3 master planning process.
- will result in piecemeal development and so constrain the proper consideration of a comprehensive and integrated package of proposals for the wider WYE3 estate
- There are practical implications of this for the rest of the WYE3 site, for example in how access, parking and servicing are provided for re-use or redevelopment of buildings further north in Olantigh Road. If permitted these applications will cause harm both on and off the site.
- The piecemeal approach also undermines the opportunity to cross-subsidise vital building conservation works to an appropriately high standard and to provide a range of mixed uses in the listed buildings, from development elsewhere on the WYE3 site. Its contrary to Policy WMP6.
- This prematurity objection is not reduced by the applicants' recent consultation on a draft WYE3 masterplan. As our separate comments on it indicate, in summary, "the draft masterplan is fundamentally flawed in several important respects and should not be endorsed by the Borough Council in its present form".
- The draft masterplan is fundamentally flawed in several important respects and should not be endorsed by the Borough Council in its present form". Approval of these applications in advance of it can only make the achievement of a satisfactory masterplan more difficult, and result in less efficient and less flexible development and fewer benefits.
- Current proposals are directly contrary to several policies in the Wye Neighbourhood Plan, in particular policies WNP6 and WNP11 which specifically relate to the application site.

- Policies WNP6 and WNP11 aim to promote a thriving community hub in these historic buildings in the heart of the village. These policies seek a balanced development with a mix of community, residential and business uses. The current proposals are overwhelmingly residential, with no space for business uses and only token community uses. The space allocated to the Heritage Centre is only 75m² which constrains its function.
- Access to the site appears to be controlled as an exclusive and gated development, which is largely separated from the village in which it sits, not closely integrated into the village and serving the community, as required by the Neighbourhood Plan site policy.
- The latest letter from the applicants (2 May 2018) confirms our worst fears on the limited extent of community use being offered in these applications. The provision for a Wye Heritage Centre is welcome, the tenure offered is not specified, but it appears to be inadequate and insecure. The other community uses of, or public access to, the Lecture Theatre, the Old Hall, Chapel and Staircase are very narrowly prescribed to just a few hours a week, special occasions, or by prior appointment. There are no arrangements indicated for public access to the two college war memorials in the cloister: this is an extraordinary omission in the centenary year of the end of the Great War. None of these arrangements offer any long-term security for community use and they are entirely at the whim of the property owners and as yet unidentified managers.
- Arrangements for community access together represent an extremely limited and grudging response to the planning policy requirement for a meaningful level of community use in the former college buildings, as required by policies WNP6 and WNP11. Neither community use nor access to the buildings can be delivered by planning condition, as these do not address this policy requirement. On the vague terms presented in the 2 May letter they are also unenforceable.
- The Latin School is proposed to become the garden room of a private residence, and provide no public access at any time. This will terminate centuries of public access and benefit and educational use that survived the Reformation. The applicant's limited community use offer is predicated on their requirement that the present "Asset of Community Value" status of the Latin School 'shall be removed'. This ultimatum ignores the historical significance of the Latin School, which although modest in size is listed Grade I in its own right. It is also part of the Scheduled Monument. Ashford Borough Council determined the ACV status of the Latin School on its own merits under separate, non-planning, legislation – The Assets of Community Value (England) Regulations 2012 – only a year ago (June 2017). The applicants did not challenge this decision during the statutory period allowed under the legislation.
- The ACV status of the Latin School is therefore a material consideration in these applications.
- One of the core planning principles that underpins decision-taking is the requirement to "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations" (NPPF para 17). The application and letter

2 May 2018 shows a casual disregard for over 571 years of educational heritage on this site and therefore it fails this test.

- The proposed downgrading of the historic Latin School to a private 'garden room' and the loss of all public access and benefit will cause a particularly severe and unjustified harm.
- Historic England (letter dated 27 May 2017) recommended that further details should be provided on the following matters before the applications were determined. The Parish Council has been waiting to see how the applicant responds to Historic England's points listed above. It is disappointing to record that although nearly a year has passed, the planning documents available to public view show little evidence of activity or willingness on the part of the applicant to address Historic England's expectations.
- We ask the Borough Council to assure itself that all these matters have been adequately covered in the revised proposals and that Historic England have confirmed in writing that their concerns on these matters have been met, and documents confirming this are made public.
- Given the high significance and complexity of these Grade I and II* heritage assets, we do not consider that important details of the conversion proposals can be left unresolved and covered by planning conditions to be discharged at a later date, when Historic England requires specific proposals to be considered and detailed at this stage before the granting of planning permission. These are not applications for outline planning permission.
- We note that some of the more damaging original residential conversion proposals have now been removed from the latest design.
- the failure to respect the cultural heritage and significance represented by this outstanding collection of listed buildings, which have been used for education for centuries and have been closely woven into the life of the Wye community;
- The lack of descriptive detail or concern for the way in which these proposals and change of use will affect the special character and appearance of the Wye Conservation Area and the setting of nearby listed buildings notably the Parish Church. This is a listed Grade I building and a Scheduled Monument;
- the continuing lack of public information on the matters of concern raised by Historic England 27 May 2017 and the outcome of discussions on how the applicant proposes to address those concerns
- the proposed downgrading of the Latin School to a 'garden room' and the loss of all public access and benefit will cause a particularly severe and unjustified harm;
- the large expanse of car parking proposed for exclusive residential use and its negative impact on the setting of nationally important listed buildings, the Conservation Area, Kent Downs AONB and PROW and poor residential amenity for residents of the north facing units;
- The lack of any clear management, maintenance and servicing arrangements for the buildings after conversion. There is no proposal for a management company or other agency to carry out this essential role, which will ensure that the condition of the listed buildings is managed and maintained on a day-to-day basis;
- the absence of any vision or detail to indicate how the buildings will be conserved or enhanced nor how they will provide for the enjoyment of future generations;

- the plans show no dedicated accommodation for management and maintenance staff and their equipment in the plans, or dedicated parking for visiting servicing and maintenance staff;
- The two proposed new dwellings in the car park. These units abut the Conservation Area boundary. The location and layout will provide poor residential amenity, and the designs are overly large and they are not respectful of the adjacent listed buildings in built form. Nor are they subservient in height. The designs include unnecessarily prominent and eye catching features which are incongruous and will detract from the setting of listed buildings, notably the Grade I Parish Church, and views from the churchyard and the adjacent North Downs Way National Trail.
- Ashford Borough Council considers that it can currently demonstrate a five year housing land supply (HLS) in accordance with paragraph 47 of the current NPPF. This is based on a robust assessment of the realistic prospects for housing delivery in adopted development plans, the emerging local plan and other relevant information. It means that the “tilted balance” in paragraph 14 of the NPPF, with added weight to the housing provision, need not be applied in this case. As Wye has an adopted Neighbourhood Plan only a three year HLS is required.
- In 2016 the Parish Council supported the application for planning permission and change of use for the conversion of Squires Cottages. This permission already provides for four new residential units on the site (16/00839/AS). The application was in accord with the Wye Neighbourhood Plan policy WNP11 e) as one part of the mix of uses the site policy envisages, but it has yet to be implemented and the building continues to deteriorate. The current proposal shows these terrace surrounded by a dense and unattractive area of parking which will provide very poor residential amenity. No green buffer or landscaping mitigation is proposed and as the parking spaces abut the fence they will prevent access to the rear gates of these dwellings.
- The current application proposals do not provide any affordable housing. This is contrary to policies in the current Core Strategy, emerging Local Plan and the Wye Neighbourhood Plan.
- The applicant also indicates that, on grounds of development viability, they will not be prepared to enter into legal agreements to meet the usual requirements for financial contributions to development infrastructure, which local planning policies require for a housing development of this scale. If permitted this will mean that this substantial development will provide no contribution to infrastructure.
- The Parish Council commissioned professional transport and parking studies to inform the WYE3 masterplanning process and to check and evaluate the applicant’s studies. Ashford Borough Council received these reports yesterday as part of the WYE3 Consultation process. To precis the conclusions, the transport assessment study on which the applicant relies overstates the extant use base line, understates the impact of proposed development. It also fails to consider the range of factors and the variability which reflects Wye’s role as a rural service centre.
- The applicant’s transport study contradicts the calculations which underpin the Neighbourhood Plan. Incredibly, and on the basis of the results of one day, it

- denies that there is a problem with traffic queues not clearing the level crossing. This is contrary to the experience of probably every resident of Wye.
- The applicant's Strategic Transport Assessment is flawed and misleading and it should not be relied upon.
 - The Parish Council's parking study also shows there is a marked day-to-day variability when compared to the low results in the applicant's parking study.
 - From the outset these applications and the Masterplan have ignored every option except residential conversion for the listed buildings
 - The applicant has failed to address the adopted site policy, and other policies in the Wye Neighbourhood Plan.
 - The Parish Council will make further points on these applications, and on the draft WYE3 Masterplan, which will be submitted to you prior to the committee meeting.
 - In conclusion, there will be some limited potential benefits in bringing these vacant historic buildings back into beneficial use. However any such benefits will be experienced primarily by residents of an exclusive gated development. These benefits are strongly outweighed by the harm and the fact that the current applications strongly conflict with development plan policies and they are negative in terms of other important material planning considerations.
 - These applications should be refused planning permission and listed building consent.
 - Proposals are premature and will prejudice the proper master planning and development efficiency of the whole 44 acre WYE3 site;
 - Scheme will cause harm to key features and harm to the significance, heritage interest, integrity and interpretation of this site;
 - Proposals do not provide the balanced package of education, business, community infrastructure and housing uses required by local planning policies, and are instead driven by commercial housing development considerations;
 - Proposals are unclear, narrowly prescribed and insecure are in terms of the proposed restricted community use of and access to buildings and spaces on the site;
 - Proposed lack affordable housing and any contributions to supporting infrastructure.
 - Given the significance of this site we strongly urge that, prior to any consideration by the Borough Council's Planning Committee, you will arrange a site visit for committee members to see the current condition of the site and its heritage assets and gain a better understanding of the application proposals and the issues raised.

ABC Environmental Services

We would like to request the application of the informative information as part of any consent granted relating to noisy construction/demolition activities, burning of wastes, minimise dust emissions from construction and demolition activities, disposal of sewage by a connection to the mains public sewer. Also wants to see conditions to provide electric vehicle charging facilities on driveways etc. There is also a condition needed as there is potential for unexpected contamination to be found during the works.

ABC Street Scene & Open Spaces Officer

The application has only allowed for collection of refuse. Please note that we collect refuse and recycling on an alternate weekly basis, with food waste collected every week. This would mean that each property would need refuse and recycling provision.

- 28 flats – 5 x 1100ltr recycling bins, 5 x 1100ltr refuse bins and 5 x 140l food waste bins
- 13 houses – 3 x 1100ltr recycling bins, 3 x 1100ltr refuse bins and 3 x 140l food waste bins

We would expect bins to be divided equally in each store – so where there are 2 x 1100 litre bins, one should be refuse the other recycling

- The refuse tracking needs to be carried out for an 11.4m vehicle.
- The maximum distance for pull out of these communal bins must be no more than 10m to the kerb.
- The refuse store behind the Heritage Centre has entry gates. These would need to either remain unlocked or be locked with a FB1 or 2 key, the same as for the bin stores. Doors and gates would need to be able to be hooked back so they remain open whilst crews empty the bins.
- Refuse stores by the lecture theatre and by the cycle store only appear to contain the 140l food waste bins. Crews will not collect from these stores as they exceed the maximum pull out distance for bins. There needs to be an increase in capacity at other stores to allow for the inclusion of these bins or arrangements will need to be made for these bins to be pulled out to the main refuse collection point within the car park.
- Will the car park area be adopted by KCC – if this is to remain private an indemnity will need to be in place before the commencement of any waste collection from this store.

ABC Parking, Highways and Transportation Team

I note many of the technical issues were identified by KCC through their earlier response in 2017

Wye has not been without parking challenges' previously and councillors, the public and the local authority have had much involvement in finding a solution. This work was ongoing for over 10 years before an agreed workable solution was put in place. With any application, it is paramount that current systems and provision are not disrupted and if this is likely, a suitable alternative identified.

The parking provision as promoted meets the guidance as set out in Ashford Borough Council's Residential Parking SPD. This includes the allocation of 20% visitor parking which should make the site self-sustaining in terms of parking. The visitor parking areas are located close to the accesses onto the public highway thus preventing the need for any visitors to drive further into the compact residents parking area.

On the northern site entrance on Olantigh Road vehicles can at times park directly up to this entrance therefore introducing double yellow line parking restrictions in the form of 10-meter junction protection will ensure safe egress of vehicles. Protection lining either side of the northern entrance will improve safety without being overly detrimental to the amenity of existing on street parking.

I note KCC mention a high wall preventing vision in parking space adjacent to Squires Cottages and agree this should be reduced in height to allow visibility to anybody utilising this place. This may well have been addressed since the initial observation.

Waste collection is often an issue where design is not considered in a way that accommodates larger vehicles. With refuse collection vehicles perhaps being the largest on our roads a provision of 11.4 meters should be considered though I accept the parking areas will be private.

Any parking should be readily accessible to encourage use and prevent the temptation to park elsewhere. If it is designed in this way with short lines of access from property to vehicle then take up should prevail and prevent alternative parking being sought.

Cycle storage should be designed and located in a way that encourages ease of access and use as well as security. I note from master planning discussions that an increase in cycle storage at Wye station would be beneficial and this would complement the onsite provision from a commuter perspective and only aid in encouraging occupants to leave cars behind. The high take up of use in the cycle storage facility at Ashford International Station shows just how in demand such facilities are.

ABC Project Office (Drainage)

I suppose the question comes back to 'what if they can't achieve this?'. We know the foul can create issues in Wye associated with surface water ingress during heavy rainfall, however this is more about whether there is capacity available within the existing network in normal operation. It would be worth investigating what sort of level of checks they have done to date and whether it is reasonable for more to be completed at this stage.

Essentially if you were to condition surface water drainage one of four things is likely to happen further down the line (when they come to discharge);

- 1) Southern Water review proposal and say everything is OK and the development can be connected.

- 2) Southern Water go into a S106 agreement with the developer to complete the network upgrades to accommodate the new development at the developers cost. In this case the Condition wouldn't be discharged until this had been agreed.
- 3) The developer provides an alternative engineering solution / arrangement whereby they store foul within the constraints of a site and discharge back to the Southern Water network at non-peak times at an agreed rate which the network is able to cope with. (Again, discharge of condition would not happen until this had been proven).
- 4) Local treatment works across the development are provided which treat the water and then either discharge to ground / a watercourse once the water has been treated. This is ideally avoided and the Environment Agency don't like this and there are potential future ownership issues / maintenance etc.

ABC Arboricultural Officer

Appreciated that the trees that need removal are necessary to facilitate the scheme and protect the fabric of the listed building. However, the quality of the replanting information is not satisfactory and would like to see further detail that picks up on some of the attractive species to be lost. Need to condition further landscaping detail and we will work closely with the Landscape Architects to ensure that the planting reflects the heritage of the site.

ABC Housing:

Affordable Housing - While under the emerging local plan a requirement of 40% affordable housing (as a mix of affordable rent and home ownership products) is required, housing services notes from planning colleagues that following the independent assessment of the viability case put forward by the developers, it is with regret that no affordable homes can be delivered on this site. We acknowledge that this conversion of Grade I listed buildings is not straightforward and is a contributory factor on this occasion to the decision reached by all parties.

Neighbours:

First round of consultation 93 neighbours consulted; 20 representations received objecting to the proposals. These grounds can be summarised as follows;

- Opposed to the conversion of the Latin School from educational use to residential accommodation.
- The Latin School and the Mediaeval College cellar should be added to the list of community spaces including the Old Hall, the present Chapel, the Lecture Theatre and the rooms allocated for Wye Heritage.
- Development proposed in advance of the Wye 3 Masterplan being completed. The process is contrary to the adopted neighbourhood plan.
- The proposed density is too high and would have detrimental impact on parking and infrastructure in the village.

- The proposed development is contrary to local planning policy as the scale or the quantum is not sustainable or would be detrimental to the conservation area.
- Increase pressure on school places.
- Lack of affordable housing.
- Limiting community access to significant heritage building.
- The proposed use (residential) of the building would result in an expensive development. Cost could be reduced providing an alternative use is proposed.

Second Round of consultation 93 neighbours consulted; 8 representations objecting to the scheme were received including the Wye Village Design Group. The comments received have been summarised below -

- Object to this application for all the reasons stated by all the previous objectors.
- The application is premature in that it has been submitted prior to a cohesive Masterplan which as I understand it, takes primacy.
- Development proposed in advance of the Wye 3 Masterplan being completed. The process is contrary to the adopted neighbourhood plan.
- It far exceeds the number of new dwellings from change of use for the parish as a whole as specified in the Neighbourhood Plan (NP) & it, along with Telereal Trillium's multiple other applications, ignores the process set out in the NP which clearly states 'Piecemeal applications should not come forward if they will prejudice an integrated solution for what is the major site for development in the village.
- Its seems exceedingly likely that if it were allowed to proceed at its current scale that it will contribute adversely to both peak time congestion & parking.
- It provides very little in the way of community space.
- It would inevitable put an enormous strain on an already struggling sewage system.
- Opposed to the conversion of the Latin School from educational use to residential accommodation.
- A complete review of the former Wye College Architectural Features Fitment & Furnishings of Historical Interest have been set out in an Inventory
- The Village Design Group comments were contained on pages 13-16 of their Position Paper Rev 6 dated September 2017 covering the whole WYE3 Masterplan proposal containing objections, comments and alternative suggestions for the Wye College buildings
 - The VDG is very concerned with the proposals for the old College Listed Buildings. The desire to advance the progress of these proposals appears to have prejudiced the broader Masterplan. Whilst it is important to return these valuable buildings to beneficial use as soon as possible, it is also important that they are preserved and hopefully enhanced in the process.
 - The Eastern Agricola Quad was built in 1912-14 to the design of Thomas Edward Colcutt (1840-1924), a leading Late Victorian architect, awarded the RIBA Gold Medal in 1902. His best known London buildings are the Palace Theatre (1889) in Charing Cross

Road, the Wigmore Hall (1901) and the Imperial Institute in South Kensington (1887-90) of which only the landmark tower survives. The Agricola Quad was Colcutt's last significant building. It shows his skill in adapting a historic style to modern requirements and the high quality of his brickwork, stonework and timber construction, all of which have survived in excellent condition for a century.

- TT's proposals for the historic College buildings have come forward prematurely and this has prejudiced the Masterplan. The proposals would create an exclusive private gated residential zone.
- The entire Quad is now listed Grade II. The east elevation of the Quad is well seen from the public highway and is particularly sensitive. Any adaptation of existing features, especially conversion of ground-floor Bath stone-framed windows into doorways, should be designed to be as unobtrusive and complimentary as possible.
- The TT planning application drawings show numerous new wide 2 bay or double leaf patio style doors set immediately below the existing 3 bay leaded window lights, with no articulation between. This makes an aesthetically jarring juxtaposition that undermines the substantial quality and elegant proportion of Colcutt's original windows. If new door(s) have to be made in these openings they should respect the proportions of the existing 3 bay windows. The replication of the stone quoins is more sympathetic but the application drawings and annotations are of insufficient detail (for a leading Grade II building) to give confidence on the quality proposed.
- The replacement of the 1970's extension on the north side with a new flush ground floor facade includes many of these new window/patio door combinations, duplicated in a random 'cookie cutter' pattern across the new facade. There is insufficient effort made to respond to and align with the original windows at first floor level. Again more detail is required to provide reassurance that the quality of the replacement facade will match that of the original building.
- The Grade I medieval buildings are in dire need of conservation, timber window frames are rotting and the brick chimney-breast added c.1600 to the west wall of the hall is pulling away from the medieval stonework. A thorough assessment of the current condition of the medieval hall and quadrangle is now becoming urgent.
- The VDG sees merit in the TT proposal to convert (just) the Grade 1 listed buildings to private residential use and to undertake the urgent maintenance required on these buildings
- Nevertheless, we are concerned that the rush to convert all of the historic buildings to private residential use is contrary to the NP and has eclipsed other potentially more sympathetic (but still profitable) alternatives, for at least a portion of the buildings. We are also concerned that the functional requirements of numerous individual residential properties will damage the valuable exterior of the buildings, especially Colcutt's Agricola Quad, together with the interior of the very elegant 1950's College Dining room.
- The VDG are surprised to hear that Historic England have been supportive of the current proposals, although we wonder how this has

been presented, if the full context of the application has been explained and if alternative uses have been explored with them.

- As an educational institution the College Buildings on this site and the Boys and Girls Schools before them have been semi-public and accessible for several Centuries. Now, these current proposals would turn the buildings into a private gated residential community with no public use, apart from the Heritage Centre. We believe this would be a significant loss to the distinctive character and community of Wye.
- Whilst the residential proposals may yield high value for the Developer, they will be very difficult and expensive to build, including the requirements of Building Regulations. Many new staircases, acoustic and fire rated party walls and floors will have to be constructed, as indicated on the plans. The elegant College Dining Room (that could be a high quality, almost ready made public meeting space) will receive a contorted, conversion into 2 terraced houses, each with no private external space
- The VDG objects to the unnecessary and inelegant proposed changes to the Colclutt designed Agricola Quad facades and gardens.
- .The application plans show extensive internal demolitions of the original student bedrooms at first floor, to create the new private flats, with numerous new staircases necessary to access these. This again seems a contorted and very expensive conversion proposal.
- Instead the VDG makes the constructive suggestion that the Listed Buildings retain some institutional and public use, together with residential to greatly reduce the extent and cost of conversion works required. This would also preserve the original quality and integrity of the buildings and be in accordance with NP policy. A leading idea is to transfer the proposed Extra Care facility to the Agricola Quad with controlled public access through the main gate or through the intermediate stone archway direct to the Dining room. VDG estimates 26 to 30 units of approximately 55m² could be accommodated in the Edwardian Agricola Quad, depending on whether a community meeting space is also provided in the College Dining Hall.
- This proposal would require far less disruption to the existing building than private residential houses and flats. Horizontal circulation could run between the existing staircases and overlook the Quad. No new staircases or external doors would be required and 1 or possibly 2 lifts or hoists could easily be installed to provide good accessibility. The existing 1970's extension along the north wing could be retained and refurbished with its commercial kitchen space utilised to serve a residents communal lounge and dining room adjacent. The Agricola Quad can be easily separated from the other quads with elegant wrought iron gates, to match the existing gates. Fewer parking spaces would be required than with the exclusively residential proposal.
- A further idea for the North Quad first floor is to utilise many of the numerous existing small student bedrooms for a self-contained Youth Hostel facility. This would provide a beneficial use for young people visiting the North Downs AONB and could be designed with minimal impact on the private residential units, with direct access from the

public right of way to the north. It would also help reduce the overall building refurbishment cost.

- TT propose to replace the elegantly proportioned & finely detailed 3 bay leaded windows & Bathstone mullions with wide 2 bay patio doors to a number of tiny private gardens, the VDG considers these adaptations damaging, poorly proportioned & contrary to The Wye Village Design Statement.

One objection letter contained some elements of support was received which stated:

- Crucially important that historic buildings are progressed in a timely manner to prevent further deterioration of the fabric
- Broadly supportive of principle and execution of the design

Third Round of consultation 93 Neighbours consulted with 6 objection letters received;

- It is difficult for lay villagers with little knowledge of planning issues to know if comments should be restricted here to these applications or if reference is allowed to the concurrent submission of a flawed Masterplan.
- We are amazed that TT's professional advisers haven't persuaded them that they should be adhering to the procedure they well understand but persist in ignoring - that applications for PP should not be submitted piecemeal, but only after acceptance of an agreed Masterplan.
- The TT version of the Masterplan as recently submitted has not been prepared in conjunction with the village as represented by our Parish Council as they are presently making clear.
- Any Wye developments should adhere to the Wye Neighbourhood Plan extant to 2030. This submission signally fails to do so.
- We have concerns over TTs tactics as well as traffic and parking issues, & housing density and numbers. Whilst this proposed development falls within the 400yd 'walkable village' concept enshrined in the Neighbourhood Plan, the Masterplan seeks to double the circumference, and seeks to ride roughshod over the village's democratically expressed wishes. It is to be hoped that ABC will decide that this and all future applications relating to the Wye 3 site and the spurious Masterplan are held back until a true Masterplan emerges after the promised consultation with the village.
- These applications form an important part of the entire area of Wye 3.
- I support the comments and positive alternative uses for this site made in the submission from Wye Village Design Group. However, both applications are PREMATURE and should not be brought forward for consideration until the Masterplan for Wye 3 is in place.
- Grade 1 1447 & 1630 buildings are part of the village historical and visual heritage of the village. I believe that these buildings should not pass to the private domain, certainly without conditions, especially the Latin School.
- I refer to the design of proposed new dwellings adjacent to former Wye College Grade I and II listed buildings overlooking churchyard. Pitch of roof, size and proportion of windows, balcony windows, modern gable are out of sympathy with a largely 16/17th century rural village centre and too urban in

appearance and totally inappropriate Please ensure a more rural " Kentish cottage" design for such a unique site.

Planning Policy

43. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012, the Chilmington Green AAP 2013, the Wye Neighbourhood Plan 2015-30 and the Pluckley Neighbourhood Plan 2016-30. The new Ashford Local Plan to 2030 has now been submitted for examination and as such its policies should now be afforded some weight.
44. The relevant policies from the Development Plan relating to this application are as follows:-

Ashford Borough Local Plan 2000

Local Development Framework Core Strategy 2008

CS1 – Guiding Principles

CS9 – Design Quality

CS11 - Biodiversity and Geological Conservation

CS12 – Affordable Housing

CS18 – Meeting the Community's Needs

CS20 – Sustainable Drainage

EN10 - Development on the edge of existing settlements

EN12 - Private areas of open space

EN16 - Development in conservation areas

EN 23 - Sites of archaeological importance

HG3 - Design in villages

HG5 - Sites not on the Proposals Map

LE5 - Equipped public open space

LE6 - Off-site provision of public open space

LE7 - Play facilities

LE8 - Leisure facilities

LE9 - Maintenance of open spaces

CF21 - School requirements for new housing development

Ashford Local Plan to 2030

SP1 – Strategic objectives

SP2 – The Strategic Approach to Housing Delivery

HOU1 – Affordable Housing

HOU3a – Residential Windfall Development within Settlements

HOU12 – Residential Space Standards

HOU15 – Private External Open Space

HOU18 – Providing a Range and Mix of Dwelling Types and Sizes

TRA3(a) – Parking Standards for Residential Development

TRA4 – Promoting the Local Bus Network

TRA5 – Planning for Pedestrians

TRA6 – Provision for Cycling

TRA7 – The Road Network and Development

TRA8 – Travel Plans

ENV1 – Biodiversity

ENV4 – Light Pollution and Promoting Dark Skies

ENV8 – Water Quality, Supply and Treatment

ENV9 – Sustainable Drainage

ENV12 – Air Quality

ENV13 – Conservation and Enhancement of Heritage Assets

ENV15 – Archaeology

COM1 – Meeting the Community's Needs

COM2 – Recreation, Sport, Play and Open Spaces

IMP1 – Infrastructure Provision

IMP2 – Deferred Contributions

Core Strategy

CS2 - The Borough Wide Strategy

CS6 - The Rural Settlement Hierarchy

CS13 Range of Dwelling Types and Sizes

CS18 Meeting the Community's Needs

CS18a Strategic Recreational Open Spaces

CS19 Development and Flood Risk

CS20 Sustainable Drainage

Tenterden and Rural Site DPD

TRS1 – Minor residential development or infilling

TR7 - Retention of existing employment sites and premises

TRS11 – Conversion of rural buildings to non-residential uses

TRS13 – Conversion of rural buildings to general residential uses

WYE3 – Imperial College Wye

TRS17 - Landscape character & design

TRS18 - Important Rural Features

TRS19 - Infrastructure provision to serve the needs of new developments

Wye Neighbourhood Plan

WNP5 – Integrated housing

WNP6 – Mixed Development

WNP7 - Community support

WNP8 - Countryside and environment

WNP9 – Scale of housing development

WNP10 - Housing: Density and layout

WNP11- The former Imperial College London Campus at Wye

45. The following are also material to the determination of this application:-

Supplementary Planning Guidance/Documents

Residential Parking and Design Guidance Supplementary Planning Guidance

Sustainable Design and Construction SPD

Sustainable Drainage (SUDs) SPD

Residential Space & Layout SPD

Dark Skies SPD 2014

Landscape Character SPD

Informal Design Guidance

Informal Design Guidance Note 1 (2014): Residential layouts & wheeled bins

Informal Design Guidance Note 2 (2014): Screening containers at home

Informal Design Guidance Note 3 (2014): Moving wheeled-bins through covered parking facilities to the collection point

Government Advice

National Planning Policy Framework (NPPF) 2012

46. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

The Historic England Good Practice Advice Notes provides information to assist in implementing the policies in the NPPF and the guidance in the PPG.

Para. 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129 requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

In determining planning applications, para 131 of the NPPF says that Local Planning Authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- The desirability of new development making a positive contribution to local character and distinctiveness

The general approach to considering applications is set out in para.132 of the NPPF, and states, "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional."

Para. 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use"

47. Paragraph 216 states in relation to the stages of preparing a Local Plan that:

"From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."

National Planning Practice Guidance (NPPG)

48. **Design** - Development proposals should reflect the requirement for good design set out in national and local policy. Local planning authorities will assess the design quality of planning proposals against their Local Plan policies, national policies and other material considerations.
49. Local planning authorities are required to take design into consideration and should refuse permission for development of poor design. Local planning authorities should give great weight to outstanding or innovative designs which help to raise the standard of design more generally in the area. This could include the use of innovative construction materials and techniques. Planning permission should not be refused for buildings and infrastructure that promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).
50. Design impacts on how people interact with places. Although design is only part of the planning process it can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered:
- local character (including landscape setting)
 - safe, connected and efficient streets
 - a network of greenspaces (including parks) and public places
 - crime prevention
 - security measures
 - access and inclusion
 - efficient use of natural resources
 - cohesive and vibrant neighbourhoods

Assessment

51. The main issues for consideration are as follows:
- Principle of development (conversion of listed buildings and new build)
 - Relationship to Wye 3 masterplan and are the proposals premature?
 - What is the impact on Heritage Assets?
 - Impact on the local community facilities.

- Asset of Community Value – Latin School;
- Existing communal uses;
- Wider community benefits

- The Design Quality of the Development
 - Architectural detailing of main conversion
 - Conversion of ancillary outbuildings and new car barn /carport structures
 - New build residential units
 - Quality of External Spaces
 - Materials

- Highways Traffic Parking
 - Highway Capacity
 - On suite parking provision
 - On street parking
 - Squires Cottage relocated parking spaces
 - Wye Neighbourhood Plan – Walkable Village
 - Public Footpaths

- Impact Of Development on AONB
- Impact on Surface Water Drainage & Flood Risk
- Impact on residential amenity/neighbours.
- Refuse
- Impact on trees
- Ecology Issues
- Sustainable Development & Construction
- Viability & Impact on Financial Contributions
- Whether Planning Obligations are necessary.

Principle of development (conversion of listed buildings and new build)

52. The National Planning Policy Framework (NPPF) sets out basic principles-based on promoting economic development, the delivery of homes and promoting the character and vitality of communities. It also promotes the importance of mixed use, conserving heritage, conserving and enhancing the natural environment, using brownfield land and promoting health and social and cultural well-being. These important themes are set out in para 17, para 55, para 131 and 132. The NPPF sets out Sustainability Policies in the

following key sections para 18-22. Building a strong, competitive economy, para 47-55 section 6 - Delivering a wide choice of high quality homes, para 56-68 section 7. Requiring good design, and Para 126- 141 Section 12. Conserving and enhancing the historic environment.

53. These fundamental sustainable themes are also set out in the Core Strategy 2008 policies CS1 (guiding principles) policy CS2 (Borough wide strategy) CS9 Design and CS18 meeting the communities need.
54. The relevant Ashford Borough Local Plan 2000 Saved policies is policy EN10 (Development on the edge of existing settlements) and EN16 (Development in conservation areas). The Tenterden & Rural Sites DPD sets out the requirements for the site under policy Wye3. The relevant Wye Neighbourhood Plan sections include Objective 6 and WNP6 (Mixed Development), WNP9 (Scale of Housing) and WNP11 (The former Imperial College London campus at Wye).
55. A key starting point for this scheme is whether the principle of the residential use mixed with some communal and community use is in keeping with planning policy.
56. Policy WYE3 of the Tenterden & Rural Sites DPD (TRSDPD) and Neighbourhood Plan requires the site to be used for education and associated uses and requires the site to be subject of an active and comprehensive marketing campaign for educational and related research and business uses for a minimum continuous period of 6 months with the aim of securing a future for such uses on all or part of the campus.
57. In April 2012, Ashford Borough Council confirmed in writing to the then owners Imperial College, London that the agreed Marketing Strategy and its appendices and the final Marketing Strategy Conclusions Report was an acceptable conclusion of the active and comprehensive marketing of the site for educational and related research by Savills , and that this satisfied the requirements of Policy WYE3. (See annex 2)
58. I am satisfied this marketing evidence meets the requirement of Wye 3 in TRSDPD and the Neighbourhood Plan and that interest in developing the site for educational uses is of limited commercial interest and that housing with community use is a more realistic proposal.
59. Policy Wye3 of the TRSDPD states that if the marketing campaign demonstrates that such uses are not possible on all or part of the WYE3 area, then a masterplanning exercise encompassing all of the WYE3 area shall be undertaken in order to establish the nature, scale, location and mix of any alternative uses to deliver a high quality, mixed use development. I regard the

conversion of the listed buildings before a Wye3 masterplan has been developed to be appropriate for such a constrained site and the reasons for this are dealt with in more detail later in this report.

60. The marketing evidence has suggested that residential uses were amongst the more viable and deliverable uses for the conversion of these grade 1 and grade 2 listed building, on a site containing a Scheduled Ancient Monument and located with a Conservation Area and Area of Outstanding Natural Beauty. Telereal Trillium acquired the site in 2015 and have put forward proposals for residential use mixed with some communal areas and community uses.
61. It is therefore important to assess the suitability of the proposed residential use mixed with some communal and community uses, and I do so in the following paragraphs.
62. Support for residential use on the site is contained in policy WNP11 of the neighbourhood plan which states a partial residential change of use would also be supported here to encourage the development of a thriving community hub in these historic buildings in the heart of the village
63. The Neighbourhood plan points out that since it closed as a college the population of the village has declined and this has had a detrimental effect on businesses that relied on commercial activity from the village.
64. Having many more people living close to the heart of the village will benefit footfall in the village's main supermarket, other retail uses, cafes, restaurants and public houses and could help improve their commercial activity which has suffered over the past decade.
65. The proposals are therefore compliant with para 55 of the NPPF and Core Strategy para 1.29, 2.37 , 6.12 and Policy CS6 which promotes ,limited expansion and sustainable development in the most important rural settlements, and housing in a location where it will enhance or maintain the vitality of rural communities.
66. Given the marketing exercise that has been carried out promoting a mix of uses, has failed to generate any commercial interest from developers, I consider that the combination of housing and some community use on this scheme to be a realistic mix of use for the conversion and restoration of this heritage asset.
67. If this development is approved the proposals will not result in the displacement of other important active uses as the site has remained vacant for several years. The introduction of residential use and some community

uses would increase activity and footfall in the area. This will boost the local economy and improve perceptions of the place. It would also restore a vacant historic building and improve the overall appearance of this part of the village by improving the parts of the site that appear derelict thereby improving the environmental quality of the area. If the proposals are supported I feel the site will be regenerated and the impressions of this part of the village will be significantly enhanced.

68. Consequently the proposed combination of uses accords with core planning principle in the NPPF (para 17) which promotes mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas.
69. Policy WNP11(e) the Neighbourhood Plan does support the principle of the conversion of the historic former College buildings to a mix of uses including residential. The Neighbourhood Plan identifies a wide variety of mixed uses it considers suitable for the former college listed buildings including education, community use, visitor centre, relocated library, community café, day centre, wedding and events venue, community meeting rooms, church meeting venue, concerts, cinema and accommodation for residential courses and summer schools. The neighbourhood plan also highlights the importance of the scheme maintaining access to the chapel and other important historical buildings. I therefore am satisfied that although the proposals do not fully accord with the Neighbourhood Plan there is no resultant harm to the village from this proposed mix of uses.
70. One of these fundamental core planning principles of the NPPF, is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations
71. The proposals conform with the NPPF (2012) para 17 core planning principles, as it conserves this heritage assets in a manner appropriate to its significance, and will secure the college's enjoyment and contribution to the quality of life of future generations.
72. NPPF Para 132 indicates that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
73. The Neighbourhood Plan policies WNP11 sets out the importance of achieving the positive re-use of the Grade 1 and Grade 2 listed, and other unused Edwardian buildings of the former Wye College by a mix of community, residential and business uses

74. ABC 2008 Core Strategy Policy CS1 Guiding Principles spells out the need for the conservation and enhancement of the historic environment and built heritage of the Borough and Policy CS9 (Design Quality) sets out the need for design to enhance the character, distinctiveness and sense of place
75. Saved policies 2000 EN10 Policy 12 highlight the importance of conserving and enhancing the historic environment and EN16 relates to the need for sensitive development in conservation areas.
76. NPPF para 131 states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. It also highlights the need for developments to make a positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality. Also para 131 explains that it is desirable for new development to make a positive contribution to local character and distinctiveness. The NPPF also states in para 132 that the more important the asset, the greater the weight should be given to the conservation of the asset.
77. The 2014 Wye Neighbourhood Plan identifies the importance of the College buildings, due to their extent and architectural importance and points out it is one of the features that still dominate the village and how it functions. It explains that this site is a densely arranged cluster of interlocking buildings that range from the 15th to early 20th centuries. The buildings are arranged around external courtyards and are an integral part of the historic core of Wye and its Conservation Area.
78. The proposed uses of residential and some low key occasional community space is in principle not as varied as the Wye Neighbourhood Plan which seeks to encourage a mix of education, community and business use. I consider that by virtue of the nature of the historic building and its internal configuration would make it very difficult to convert to a school or other educational uses with the need for modern spaces, technology infrastructure and access and lift requirements. Whilst some small scale office uses might be more easily accommodated in the historic buildings other business uses with storage and convenient parking requirements would not be easy to accommodate. The provision of large community uses within the former college building raises substantial viability issues that an educational or business use would seriously struggle to help financially support. I am firmly convinced that the residential conversion represents the most pragmatic and practical conversion for a building of this character and which can help support and sustain some genuine community use spaces within the building.

79. The conversion to residential accords with Policy TRS13 of the Tenterden & Rural Sites DPD which relates to conversion of buildings to residential use. The proposals are in keeping with this policy as it lies with the built up confines, also satisfies policy TRS11 as it converts a permanent rural building to a non-residential community related use; does not require substantial reconstruction; is converted and sited in manner that retains the building's its integrity and character; it will not generate inappropriate traffic; and the scale and nature of its design would not harm the surrounding landscape, biodiversity or amenities of residents.
80. Clearly there are some minor adverse impacts from the conversion to residential uses. This includes less public engagement of the village community in the day to day life of the building when it was a busy College in its heyday. The internal changes for the residential, communal and community use conversion have been done very sensitivity they have inevitably involved some compromise and these are addressed in the Listed Building Consent proposals (17/568/AS) along with the integral refuse stores and garden divisions. However I am content that the wider overall conservation benefits outweigh any minor adverse impacts resulting from the conversion and the lack of a greater range of mixed non-residential uses.
81. I am also satisfied that the principle of this proposed conversion by reason of its sensitive nature, respects the special character of the building. I consider that the proposed scheme will secure the long term future of the grade 1 and 2 listed buildings and this is has been backed up with viability evidence that has been independently tested and which is fully discussed later in this report.
82. The impact of the conversion to residential on the fabric and character of the building is assessed in more detail later in the report and in the accompanying Listed Building Consent Application (17/00568/AS).
83. In terms of the proposed number of residential units, the Neighbourhood Plan gives an indicative figure for the whole village of 150 units and for WYE3 approximately 50 units, plus approximately 35 for change of use and approximately 15 for windfalls. The Neighbourhood Plan state these should be provided between 2020 and 2030.
84. I consider the total of 40 new homes here, made up largely of conversions, to be a large windfall exception site. The converted residential units should therefore not be assessed or included in relation to any of the 50 units in the Neighbourhood Plan for Wye3 after 2020. This figure of 50 residential units mentioned in the Wye Neighbourhood Plan is not a maximum number and is an approximate figure. I would therefore support this number of residential units coming forward as part of these proposals.

85. The site of the proposed 2 new homes immediately to the north of the college adjacent to the car park, lies within the perceived village envelope and I consider this part of the development to constitute a minor residential development on previously developed land. The effective development of previously developed land is a key part of sustainable development principles. The NPPF Core Policies in para 17 sets out the importance of encouraging the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. The part of the site to include the new houses is not of high environmental value as it currently contains an assortment of disused modern buildings of basic design quality.
86. I support the replacement of these buildings with the two well designed proposed properties as the design and layout will be in keeping with the character of the area and will enhance the appearance of the conservation area. The proposals are in accordance with TRS1 of Tenterden & Rural Sites DPD which supports Minor residential development or infilling within built up confines of Wye. This is because I consider the scheme to be easily integrated into existing settlement, has an appropriate layout, scale, design and appearance appropriate to character and density of area. The proposals also compliant with policy TRS1 as I consider they will not displace other active uses, and does not result in the loss of important open spaces or gaps that are important characteristics of the settlement.
87. The provision of two new houses is within the overall number of new build units identified for the Wye3 site in the Neighbourhood Plan. The homes are located close to the existing village centre which enables occupiers to walk and cycle easily to access the village amenities. The site is within the perceived village envelope (based on 5minute walk or 400m distance from the village centre). In my view the two new homes are regarded as minor residential infill.
88. Alternative mixed use options are currently being explored by the Parish Council but these proposals are at an early stage and are commercially confidential and cannot be discussed here. At the time of writing the Council has not seen evidence that this has been fully costed and tested with any potential occupiers in full detail. The Parish Council has been advised that this is an entirely separate project that can only run independently of the current proposals coming forward by the owners of the building. This application should be judged on its own merits, as will any formal application which may be put forward by the Parish Council.
89. Overall the benefits of a residential conversion outweighs the local policy requirements as it delivers the most viable option thereby securing the best long term future of this key building since it fully covers the considerable

expense of converting this nationally important building. The residential use has been tested and will secure the earliest restoration and preservation of this nationally important building that after years of little use is starting to show clear signs of stress and damage to its historic fabric. The proposals also include a new dedicated heritage centre with access every day to heritage groups at a peppercorn rate. The Lecture Theatre is available for hire by the general public at a reasonable hire charge to be agreed. A further level of community access to some of the most interesting historical parts of the building will be on a restricted basis each month for tours and annual open days are being proposed. On these ground I consider as an acceptable mix of uses on the site.

90. I am satisfied with the principle of both the development of the new houses and the building converted to housing as if approved the application will secure the conservation of the listed building. This is supported by National Policy, subject to other impacts which I address in more detail in the following sections.

Relationship to Wye 3 masterplan and are the proposals premature?

91. The need for a phased Masterplan for the whole of Wye3 is set out in WNP6 of the Wye Neighbourhood Plan and policy Wye3 of the Tenterden & Rural Sites DPD (TRSDDP). These policies include reference to a masterplan for all the former college buildings and the whole campus. In the case of Wye 3 TRSDPD, it states that the masterplan should include land at Withersdane. They state that the masterplan should include a mix of uses, including education, business, community infrastructure and some housing.
92. The proposed Wye3 Masterplan has been prepared at the same time the evolution of the proposals for the conversion of the College building subject to the application. It has enabled the identification of a clear boundary and separation between the application site and the rest of the Wye3.
93. It is important to highlight that this application site is a small part of the overall Wye3 Masterplan area. It is heavily constrained by listed buildings and public rights of way in terms of new development. Moreover a self-contained small scale development of the type proposed would have very little effect on Wye 3 Masterplan and would not prejudice the future development of the rest of Wye3 which is much less constrained and where there is plenty of space to achieve a varied mix of uses through new buildings.
94. The two new homes, car parking, refuse stores and new access off Olantigh Road are best located on the area immediately to the north of the listed buildings and have no adverse impact on the setting of the listed buildings.

The design and layout also work well with the retained terrace of Squires Cottages.

95. It is evident that the conversion of the listed former college buildings to residential and its associated car parking needed to be efficiently laid out, compact, intimate and not clearly obvious and visible from Olantigh Road.
96. These key aspects of the design and layout for the area immediately to the north of the college buildings were primarily to achieve the fundamental good placemaking qualities and convenient parking for the residents close to their homes. There was a logical break and divide between the outbuildings to the north of the listed buildings that was evident on site also. The urgency of this opportunity to restore the derelict buildings was also an important factor. Therefore there was strong justification for this application for this corner of the larger Wye3 site to be designed separately to the rest the Wye3 site.
97. The need to create a new access with large waste collection vehicle on the main car parking area of the site with the ability to turn on is a further key site constraint on the design and layout. The proximity to Squires Cottages means the houses fit best at the eastern edge of the site.
98. The application site features a well-used public footpath running through it which splits the sit into two parts. This is a key constraint as the parking and access for the scheme is sensibly configured to avoid vehicles crossing this footpath on safety and amenity grounds.
99. A compact cluster of car parking, car ports and houses in the form of an enclosed intimate courtyard is rather typical of the Wye College buildings former interesting cloisters. These tight groupings of homes, garages and outbuildings set behind the main street building lines is rather typical of the village and these often feature strong enclosure and a pleasant and varied mix of mainly historic and some modern building typologies. For these reasons increasing the size of the site to create more space for cars, refuse and access circulation would create a less compact, less enclosed and less intimate layout that would be likely to be alien to the character and pattern of development in the village.
100. The development proposes high quality apartments which will attract a high value and owners and occupier will want their cars parked in secure areas and cycle stores and refuse stores as close as possible to their properties for convenience. I am therefore satisfied that this part of the site is well laid out and convenient for any potential occupants and I do not envisage that the layout could be improved by considering it as part of a wider masterplan.

101. The car park areas including cycle stores and refuse storage need to be accessible and near to people's homes and consequently I am satisfied that the location and configuration of the car park is acceptable.
102. I am satisfied the layout of the proposed development responds appropriately to the site constraints and is sensible and practical and in keeping with the area. There are very limited options to provide these needs for occupiers in a way that would work more effectively and certainly looking at these issues as part of a wider masterplan would not have achieved a better designed layout that is so convenient and practical for occupants and waste collection operatives. It is my view that this is the best possible layout of homes, car ports and car parking and the best location of access points that could be provided
103. The Wye3 Masterplan is at a fairly advanced stage and is being considered by the Council in the next few months. It has been assessed over the last 18 months at a series of events such as stakeholder workshops and public exhibitions. A final public consultation exercise concluded in May and the comments are to be analysed and then reported to ABC Members through a Policy Task Group. The Masterplan will be reported to the Council's Cabinet seeking its agreement and if supported the Wye3 Masterplan will become an informal planning guidance document that will help inform any future planning applications for the different parts of the Wye3 College site. The discussions to date have led to some support for the proposed conversion of the listed buildings coming forward in advance of the Masterplan although that view is not fully supported by the local community.
104. Since I regard the proposals to be well designed with a well-conceived layout configuration and a sufficient mix of uses the proposed development would be broadly in accordance with the principles of the emerging Wye3 Masterplan and this application certainly won't compromise the Wye Masterplan should it eventually be endorsed by the Council. There is no prejudice to that process in my view arising from permitting these proposals now
105. Furthermore the listed buildings subject to this application have now stood empty for many years and in places are showing considerable signs of deterioration due to the weather. Also the many college buildings have been subject to vandalism with many nearby buildings being broken into and damaged and the area has been subject to a considerable amount of anti-social behaviour. I consider that there is an urgent need to secure an appropriate restoration of the building and avoid the risk to deterioration of the listed buildings and this application offers a relatively quick solution to preserve the building.

106. I am satisfied that the proposed development is broadly in accordance with the Wye3 Masterplan and I do not consider that by determining this application now it will prejudice the creation of a successful Wye3 masterplan for the wider area that is emerging.

What is the impact on Heritage Assets?

107. The following are the key heritage based issues for considering the impact of the proposed development on the designated heritage assets. These issues have been assessed in detail in the Listed Building Application report (ref 17/568/AS) which follows and are listed below which are in summary -

- Impact on Grade 1 and Grade 2 listed building in terms of the special architectural and historic character of the building including its setting and relationship to the village. In particular -
 - Internal alterations are largely acceptable and will see the repair and restoration of the building. Any impacts will be negligible and the fine details will be covered by condition.
 - External alterations are practical and will see the long term future of the building secured and restored. Again any impact will be negligible and also it is vital to ensure a careful conversion by dealing with fine detailing by condition if approved.
 - Minor additions have been kept to an absolute minimum and discretely positioned on building. If supported further very specific details will be addressed by condition.
 - Curtilage treatment of external landscaped courtyards, gardens and communal green open space are acceptable as this proposal and if supported will see the extensive restoration of the gardens and courtyards to an agreed quality of the Conservation Officer working in partnership with Historic England.
- Impact on Archaeology and the Scheduled Ancient Monument have been minimised and if supported the fine details ensuring its protection will be covered by condition ;
- Impact of the conversion, design of the new dwellings and car ports and landscaped car parking areas on;
- Wye Conservation Area – the conversion and design of the new housing and parking courtyard improves the appearance of the conservation through building restoration and removal of some low quality unused modern working buildings of very little character or architectural merit.

- Grade 1 listed St Gregory's Church. The sensitive conversion of the building and by virtue of the siting, scale, appearance and design of the new buildings means there will be no adverse impact on the conservation area.
108. The conclusion is that the sensitive conversion proposals will sustain and enhance the heritage asset by putting it into a viable new use to secure its long term conservation. The conversion and new build will make a positive contribution to the place and could support a sustainable community that will help further enhance the economic vitality of the village. I am also satisfied the new development will make a positive contribution to local character and distinctiveness. On this basis the scheme conforms with para 17 and para 131 of the NPPF.

Impact on the local community facilities

a) Impact on Asset of Community Value – Latin School

109. The Latin School fronting onto High Street is currently occupied by The Heritage Centre and it is used for meetings and storing archives. The proposal is to convert it to a garden room for ancillary residential use associated with the main 5 bedroom house (unit 18) as it site at the end of the private garden area for this unit.





Figure 5 & 6 Latin School

110. On 20 June 2017, the Old Latin School building was added to the Council's List of Assets of Community Value (ACV) at the instigation of the Parish Council.
111. At present the listing of an ACV is not automatically treated as a 'material consideration' when determining planning applications relating to the listed ACV. The DCLG Community Right to Bid: Non-statutory advice note for local authorities (October 2012) and pages 5-6 of the DCLG Assets of Community Value - Policy Statement (September 2011) make clear that the listing of an ACV is not a guarantee that there will be no planning permissions granted for a use contrary to the community use of the listed asset.
112. Given the importance of the building to the community in terms of the social interests, I do consider that the listing of the ACV to be a material consideration in this case. It is necessary to explore however, the degree of weight that should be attached. It is an important consideration in this respect, that this application includes the provision of alternative community facilities. Paragraph 5.3 of the applicant's Planning Statement (April 2017) states that:

'The proposal has been informed by direct discussions with the Wye Heritage Centre to seek to provide appropriate accommodation which will meet their specific needs. The Heritage Centre presently occupy the building known as The Latin School; improved and enlarged accommodation will be provided through conversion of existing buildings, with direct pedestrian access to the High Street, including a study room, archive store, and dedicated kitchen and toilet facilities'

113. The Latin School building is currently used by the Wye Heritage Group on an informal basis with peppercorn rent on the basis of goodwill of the owners Telereal Trillium.
114. It is my view that the Latin School would not be suitable for the long term use by the heritage group within the grounds of a private dwelling for several reasons.
115. The school building contains several windows which would directly overlook the private garden area of unit dwelling 18. This would be unacceptable on privacy and residential amenity grounds. Making these windows obscure glazed would not be desirable as this would have some aesthetic implications for the windows and character of the listed building.
116. Also if the Latin School were retained for a community use, the users of the building would need to either access the adjacent door leading directly off the High Street and then directly from the curtilage garden or use the main entrance and a convoluted route through the college complex and its grounds. The provision of a safe, private and practical entrance which is segregated from the residential garden would inevitably result in extra fencing or walls around the Latin School building within the curtilage of the grade 1 listed building. There might also be a need for security system and ramps, handrails or steps to provide a level access in accordance with modern building regulations. I consider a wall or fence and any associated alterations would lead to a serious risk of harming the open character of the curtilage garden and the special historic relationship between the main listed structure and the Latin School building. The extra walls and fencing would also harm the special historic and architectural character of the fabric of the Latin School.
117. An historic doorway entrance into the Latin School building exists on the west elevation leading directly off the churchyard. It is not clear if this is still a useable doorway, but I do not consider this to be a suitable for an alternative community access as there is no pathway leading to it and is only accessed across a large expanse of lawned churchyard area.
118. The use of the building for a residential use would maintain a simple and direct link in ownership and usage between the buildings. There is no reason to suggest that it would be used for any other purpose other than as an ancillary residential space to the main dwelling to which it relates. The Latin School will still remain highly visible in Wye village being located directly on High Street and conditions can be imposed to control alterations. If the application is supported I would recommend a condition is secured to address how the occupants of unit 18 can only use it for a garden room with limited ancillary residential uses agreed in writing with the Local Planning Authority and the Council's Conservation Officer.

119. It is recognised that the Latin School building is of significant historic interest to local heritage groups and the wider village community. Core Strategy policy CS18 seeks the retention of existing facilities and their loss will normally be resisted. However the replacement Heritage Group facilities being provided will be larger at approximately 73 m² .(approx. 27-28% bigger) than the Latin School which has a floor area of 56.3 m² . The new Heritage Centre facilities would include a 43.8 m² Heritage Centre: 19.9 m² Archive Room; 3.3 m² WC; a small kitchen/servery (approx. 5 m²) plus a generous sized foyer area and dedicated access point directly off the High Street) These significantly better facilities will be ultimately be a more useful, flexible and practical space for some groups in the community to use. Consequently by providing a larger better facilities I do not consider the proposals to be contrary to policy CS18 of the Core Strategy.
120. Alongside the Wye Heritage Centre it not certain which other village heritage interest groups will be eligible to use the new facilities. It is important that access to the heritage centre space is provided regularly at the very least on a weekly basis to both the current Wye Heritage Centre groups and users and perhaps opened up to a range of other local groups to be determined. The use needs to be at a reasonable affordable cost that also needs to be agreed with the Council. The cost, timings and availability of the new facilities to a selection of local groups for meetings and associated events will be addressed by condition for a Management Agreement and A Public Heritage Access Programme to ensure it can be discussed and refined further.
121. I have assessed the loss of the ACV as a material consideration and concluded that the loss within the Latin School is outweighed and fully mitigated by the provision of the alternative larger, better equipped and more practical community facilities in close proximity. I recognise this effectively results in the loss of the Asset of Community Value from the Council's list, but I consider that the conversion of the Latin School building to a private residence to be acceptable.

b. Communal uses of listed building

122. The development proposes to include some communal space for residents of the converted units in the Great Hall. Residents will also be able to use or book the Lecture Theatre, Chapel, Jacobean Dining Room, and Former Medieval Parlour for appropriate small scale private social events and gatherings. The Chapel however will only be available for worship and religious use. Access will also be allowed to the main historic staircase.
123. Following discussions with various parties it was concluded that the ground floor Jacobean Dining Room and Former Medieval Parlour were not suitable in principle for residential conversion. I considered it was vitally important to

ensure some public access to these important historic spaces as they contain important architectural elements.

124. Although a nominal charge would not be unreasonable, I understand that all of these communal rooms will be available at all times to the residents at no extra charge. I feel this amount of communal use is sufficient for this historically sensitive building and support this aspect of the proposal, and some control of the scope and extent of the uses will clearly be important. This will be dealt with by condition.

c. Community facilities within listed building

125. As well as communal use spaces for residents, some restricted community access will continue in the Chapel. Furthermore the Wye Heritage Group and other historical societies, will have access to a relocated Heritage centre providing larger office and archive space plus toilets and all located within the main building with its own access directly from the High Street.
126. The Lecture Theatre would also be available for local residents or community groups for appropriate events such as meetings, lectures, film showings etc subject to the provisions of a Management Agreement. The applicant has offered that this would be on the basis of a reasonable charge comparable to that charged for other similar facilities in the local area. A condition will be included to consider further what an appropriate cost should be as I consider that a nominal fee might be more appropriate. The Lecture Theatre should be available for hire by the community for two half days per week and whether this is during the day or evening will be considered further by condition.
127. It has been decided by the applicant during the course of the determination of the application that it would not be appropriate to allow public events in the Great Hall other than the regular monthly tours and open days.
128. All the main rooms of historic interest will have some form of arrangements providing public access including the Great Hall, Lecture Theatre, Staircase Chapel, Jacobean Dining Room, and Former Medieval Parlour as part of organised tours and open days. The proposal is for access on two Heritage open days per year. Also regular access will be provided one half day per month by appointment with third party organisations. I consider that these should include Wye Heritage Centre, The Agricola Club, Wye Historical Society and Wye Parish Council but other groups may be possible.
129. The lecture theatre would be open for public events also via a management company at set at a reasonable charge comparable to the other local facilities in Wye. Access is envisaged for either 2 half days; one half day and one evening; or two evenings per week depending on user interest.

130. It is important that the new Heritage Centre must be completed and useable before the use of the Old Latin School closes. This will be covered by condition.
131. I am satisfied that wider public access to these important rooms and areas of the complex will be accessible directly from the High Street. By providing good levels of public access to the most important and interesting areas of the building I am satisfied the proposals conform to the requirements of policy WPN6, and I support the application on these grounds. This is also important as there is a shortfall of community space in the village and will retain more community access to the building which has had strong social links to the village for many decades.
132. The proposals are in accordance with Tenterden & Rural Sites DPD Policy TRS11 as it converts a permanent rural building to a non-residential community related use, without substantial reconstruction and in a manner that retains the building's its integrity and character. Also it accords with Policy TRS11 as it will not generate inappropriate traffic on the rural lanes and the scale and nature of its design would not harm the surrounding landscape, biodiversity or amenities of residents.
133. It is intended that the management, eligible groups, costs and the times and dates all the identified historical rooms should be made available will be controlled by condition. I therefore support the proposals.

The Design Quality of the Development

134. The need for a well-designed scheme that is sympathetic to the historic character of the place is firmly established in the NPPF, Core Strategy, and emerging Local Plan. More specifically policy WNP2 of the Wye Neighbourhood Plan seeks high quality design proposals for all forms of new development must plan positively for the achievement of high quality and inclusive built and landscaping design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the Kent Downs AONB.
135. I discuss and assess the key elements of the design of the proposed scheme in the following paragraphs;
- a) Architectural Detailing resulting from conversion
136. The external changes to the listed building include various small scale alterations and these have been addressed in detail in the listed building assessment. I am satisfied the scale, form, design appearance and materials This concludes that the scheme will be of high quality design and detailing

and generates no fundamental problems and I therefore support the proposed changes.

b) Conversion of Original Wood and Iron Workshop Outbuildings?

137. In between the main listed building and Squires Cottages lies the wood and iron workshops dating from 1904. The proposal is to restore the original elegant house and remove some attached modern single storey flat roof structures and a pitched roof linked section which will not be linked to the listed building structure. The design of the replacement is supported as it will feature pitched roof car ports and will not have an adverse impact on the character of the listed buildings or the conservation area.



The workshops along the eastern end of the northern edge of the southern section of the PDA, looking north-west.

Figure 7 – Original Wood & Iron Workshops

138. The design of the linked car port structures and its enclosure is acceptable as it largely replicates the siting and form of original outbuildings. The design is also supported on the grounds that it retains the historical close knit complex of small single storeys resulting in a pleasant partially enclosed space which are proposed to become small front gardens as well as for access and servicing.
139. The materials of these structures will consist of red brick and clay tiles and appropriate conditions will be attached to secure these. I am content with the design of the building and the area around it will improve the immediate setting of the listed building and character of the conservation area by creating a more attractive semi enclosed courtyard that largely replicates the

original pattern of college outbuildings. I support the use of traditional materials which will be in keeping with the area, nearby listed buildings and the conservation area.

c) New build units

140. Two new modern dwellings linked by car ports, are proposed immediately to the north of the listed building adjacent to the churchyard footpath and the allotments. These will replace some small separate college outbuildings of one and two storeys with pitched and flat roofs. The southernmost unit will be well sited close to the edge (6 metres) of the listed college buildings. I regard this to be an appropriate location for the new homes as it is a similar distance between the existing outbuilding and the listed building. The proposed houses are smaller in height than the main listed building and they will not have an overbearing impact on the listed building.



Figure 8 View from west showing comparison of existing and proposed building heights.

141. The proposed layout and design will help improve the setting of historic buildings by replacing two existing separate buildings which presently add little to the character of the listed buildings or conservation area. The layout and form of the two proposed new homes is fairly typical of built form in the village since it consists of two storey L-shaped footprints with varied roof forms strongly pitched gable roofs linked by subservient single storey buildings. For these reason I consider the design is in keeping with the AONB landscape setting by virtue of the design and the use of sympathetic local materials such as brick, tile and timber
142. I am satisfied the design of the proposed new houses and car ports are in keeping with Policy WNP2 and WNP11 of the Wye neighbourhood Plan and regard it to be a high quality designed scheme with inclusive landscaping design, that conserves the local distinctiveness and the aesthetic qualities of the traditional rural settlements and buildings found in the Kent Downs AONB. I consider the design of these new houses to be in keeping with the character

of the conservation area and the adjacent listed buildings by reason of their form, scale, height, appearance, and materials and recommend the proposals are supported on design grounds.

d) Quality of External Spaces

143. The layout of the existing and new buildings creates a series of interesting external spaces. Within the main complex are several historical cloister courtyards which will be fully enclosed and largely hidden from public view. These semi private spaces will be enhanced through high quality landscaping



the full details of which will be covered by condition and agreed with the Council's conservation officer.

Figures 9 & 10. Proposed enhancement of courtyards

144. Along the northern edge of the site a new car park serving the development will be enclosed by the two new homes and the carports (see figure 11). A public footpath bisects the site and runs along the southern edge of this space. I am satisfied that whilst this whole space will be quite intensively used for parking cars and contains refuse stores, the high quality of proposed materials and landscaping is good and will result in a place that reflects the character of other enclosed spaces in the village. The full specific details will be covered by condition.



Figure 11 - New courtyard with parking enclosed by new dwellings and car ports

145. Along the eastern edge adjacent to Olantigh Road, the existing attractive formal landscaped gardens are open to views from the street. I am satisfied by the proposal to enhance the condition of the gardens will ensure this space has amenity value for occupants and to ensure the benefits to the visual amenities of the streetscene are secured. Soft and hard landscaping detail will be covered by condition to ensure this space is restored to its former glory.



Figure 12 – 2000 Photo of Olantigh Road Elevation and Gardens (Wye VDS 2000)



Figure 13 – Proposed restoration of gardens on corner of High Street and Olantigh Rd.

e). Materials

146. The development proposes to use locally sensitive materials that are appropriate in the Conservation Area in order to match the traditional fabric in colour texture and appearance. This is strongly advocated in the Wye Design Statement and I support the proposed mix of materials subject to the final testing and agreement of materials on site.
147. The two storey house types designs largely consist of pleasing mix of glazing, materials and architectural detailing that are generally appropriate for this part of the village. I consider the design to be of high quality and suitable for this semi-rural location close to the village edge. However as discussed earlier in the report the glass balconies are to be omitted and the gable glazed sections are to be reduced by 50% to minimise the amount of glazing. This is at the request of the AONB Unit and is in accordance with policy WNP11 (i) which encourages non-reflective materials to minimise the visual impact on the surrounding AONB.
148. It is important that a materials panel board of all the materials on the development are produced. As well as this small panels of the main materials such as bricks and timber should be erected on site to enable a comparison of the colour, texture and appearance of the main materials. This will be covered by condition and all details will be agreed with the Council's Conservation Officer.
149. The same commitment to the quality of the floorscape materials is apparent. Where possible the cloisters will be restored to their original high quality condition with appropriate soft and hard landscaping. In all the car park area, access lanes, the entrance forecourt, turning areas and pathways I am confident the same commitment to quality landscaping is proposed. All the fine details will be covered by conditions and again samples of both new or replacement materials will be required and will be carefully conditioned and discussed with the Council's Conservation Officer.

Highways Traffic Parking

a) Highway Capacity

150. Based on the advice of Kent Highways & Transportation I am satisfied the development does not have an adverse impact on the local highway network when compared to a potential use here for a higher education establishment at full capacity, which as KHT have highlighted, the site already has permission for. I am therefore confident the proposal does not give cause for concern in relation to highway capacity at Olantigh Rd/High Street junction or elsewhere in the village.

b) On site parking provision

151. The overall on-site parking provision consisting of 95 spaces including 16 visitor spaces, meets the standards set out in the Council's Residential Parking SPD for residents and visitor parking.
152. The location of the parking forecourt is acceptable as it is secure, safe and conveniently located near to the converted apartments. This will be an essential requirement of any future residents. The clustering of most of the car parking areas in two main areas is supported as these space will benefit from natural surveillance from people using the car parks and residential properties overlooking the space. The inclusion of many car ports means that these will be popular sheltered places to park
153. I am satisfied that the form and convenience of the parking spaces and the number of spaces directly allocated for the residents, disabled bays and visitors means that the proposals will not have any significant on the existing on-street parking.
154. Conditions will be recommended to ensure all parking spaces are adequately signed and laid out without the risk of undermining the quality of the place. I have recommended that if a parking permit scheme for the residents is not implemented, then there would be a need for the management company and the Council to monitor and review the appropriate use of the on-site parking spaces after 6 months. This keeps the option open to check that non-residents are not using the allocated parking spaces on the application site.

c) On street parking

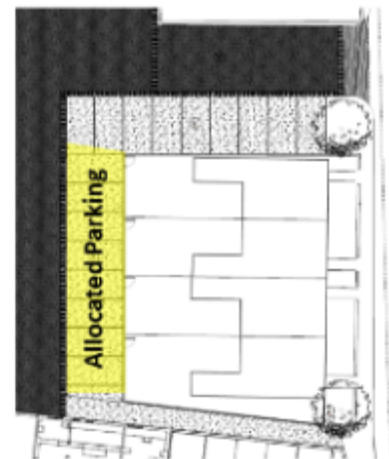
155. With the level of on site visitor parking there is not expected to be any impact on the on street parking in Olantigh Road & High Street. This does not mean that some increased level of use of on street parking may happen from time to time but I am satisfied, based on the advice of Kent Highways, that the streets can comfortably accommodate this.

d) Squires Cottages relocated parking spaces.

156. I support the idea to move the 8 parking bays for Squires Cottage from the north side of the four existing dwellings immediately to the rear boundary edge (west side) as overall it is more convenient for the residents and significantly reduces the potential for these 8 parking spaces to disrupt the residential amenities for residents using their rear gardens, as they would have parking spaces allocated up against their own gardens.



A – 2016 Existing permission



B - Current proposal

157. A condition will be recommended to include a 2m high acoustic wall to the north side boundary of unit 4 Squires Cottages to minimise potential for noise disruption in the rear garden of this end unit.

e) Wye Neighbourhood Plan - Walkable village

158. The scheme is located within easy walking distance of the village amenities thanks to the location of existing entrances onto the High Street and to the network of existing public footpaths running directly through the site and linked to the churchyard footpaths. Therefore I consider that the development complies with Neighbourhood Plan Policy WNP10 development which supports the principle of the layout of this scheme since it provide links with integrated safe and adequate pathways allowing residents to walk easily to the village centre.

f) Public footpaths

159. I consider the proposals will enhance the quality of the public footpath running east to west directly through the application site, as the plans show a wider surface, better surfacing, and subtle lighting and improved landscaping. I support the development on these grounds as I am confident it will improve the experience of using this route by making this link feel safer and more secure. A form of simple understated barrier such as a timber bollard or extra tree have been requested to prevent the risk of cars inadvertently driving from car park area onto footway. I support the proposals on the grounds that it will improve public footpaths and a planning condition is recommended and contributions will be sought for footpath improvements.

Impact of the development on the AONB.

160. The two new houses are sensitively sited and will be integrated into the pattern of development of the original college buildings and fit comfortably with the dense cluster of buildings that already exist along this edge. I am satisfied that the design and form of the homes and car ports will provide a more attractive edge to this part of the site. The varied pitched roof form fits in better with the roofscape form of the college than the flat roof modern style buildings that are being replaced.
161. The trees and hedgelines in the area are important landscape features and it is important to strengthen these characteristics through a landscaping. I am satisfied the proposed landscaping scheme has attempted to do this although further details relating to a landscaping for this edge will be carefully secured and refined by planning condition.
162. The AONB unit has stated that they do not consider the incorporation of large expanses of glazing to contribute to local distinctiveness in this location and consider it imperative that high quality, traditional materials are utilised. Careful treatment of reflective materials are also mentioned in the Village Design Statement.
163. I agree in part with the AONB unit suggestion to reduce the amount of glazing potentially to parts open to view on the rear west elevation above ground floor level of the two new dwellings. In particular I do not feel a glazed balcony balustrades would be appropriate on the basis that it would be too reflective and more locally appropriate materials should be used. Clarification and amendments will be sought prior to Committee.
164. The amount of glazing within the gable features could be acceptable depending on its purpose. If the glazed gable is providing daylight to internal

rooms I consider the glazing to be acceptable as this would outweigh any minor visual impact of a relatively small area of glazing.

165. However if this area of glazing is simply a decorative and non-functional feature serving no discernible function or benefit to the occupiers of the property, then I would support its replacement with vertical timber detail to minimise the risk of unnecessary reflective materials causing minor visual . Clarification is being sought and I will provide an update before the Planning Committee, but I am happy to address and refine the detail of this glazing element by condition.
166. I did not consider it necessary to reduce the size of any other windows serving habitable rooms as they provide good internal levels of natural lighting and have benefits on energy consumption on sustainability grounds by reducing the reliance on artificial internal lighting. The amount of window openings on each elevation are relatively few and would not be significantly larger than a standard house which often feature smaller windows but more of them. These proposed large windows will also offer attractive glimpsed views out over the gardens and wider landscape for occupiers making the properties very attractive and flexible in the long term.
167. The AONB unit welcomed the retention of the public footpath, wanted to see more trees in the car park courtyard, with appropriate floorscape materials and avoidance of white line markings. These important issues are to be ensured by condition.
168. I am satisfied these changes will not negatively impact on the local tranquillity of the Kent Downs AONB. Neither will it negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the AONB. The scheme is in accordance with the local character, qualities and distinctiveness of the local landscape will be conserved and enhanced in the design, scale, setting and materials of new development. The particular historic and locally distinctive character of rural settlement and buildings of the AONB will be maintained and strengthened. I consider the design is complementary to local character in form, setting, scale, contribution to settlement pattern and choice of materials. I am therefore satisfied the scheme is in accordance with policies SD2, SD7, SD8 and SD9 of the Kent Downs AONB Management Plan. On the grounds the scheme will have no adverse impact on the conservation of the landscape and its scenic beauty I am content that the development is in accordance with para 115 of the NPPF. I am satisfied the proposals are well designed and landscaped to be in accordance with policy TRS17 of the Tenterden & Rural Sites DPD primarily since the design of the scheme protects and enhances the landscape character but also since the design has regard to the trees the

distribution of buildings in the settlement, footpaths as well as the setting, scale, layout, design and detailing of vernacular buildings.

The impact on Drainage & Flood Risk

169. Southern Water were initially concerned that they cannot currently accommodate the needs of the development without the provision of additional infrastructure as it would lead to increased flows into the surface water system and potentially increase the risk of flooding in and around the area contrary to paragraph 109 of the National Planning Policy framework. To resolve this Southern Water suggested conditions requiring a drainage strategy setting out surface water disposal and implementation timetable is agreed in consultation with the sewerage undertaker.
170. A surface water management strategy was subsequently produced and the views of the KCC Flood risk officer and ABC Engineer are that surface water proposals are appropriate. This is still subject to a series of conditions requiring the detailed design of sustainable surface water drainage scheme, operation and maintenance manual and verification reports, being agreed with the Local Planning Authority.
171. In terms of foul sewerage disposal initial investigations indicate that Southern Water may be able to provide foul sewage disposal at Manhole TR05464801 to service the proposed development. The applicant needs to undertake drainage capacity investigations, and obtain further information such as existing foul flows from the former college, and review other restrictions including a downstream pumping station pass-forward flow rate, to ensure the existing network can accept the net additional flows from the proposed residential development.
172. The developer has pointed out that Southern Water introduced new connection charges on 1st April 2018. Network reinforcement costs are now recovered through a new infrastructure charge. Network reinforcement is work that needs to be carried out to the existing network to support development-related growth. This work is needed to ensure there is enough capacity in both the water and wastewater network to serve all new homes that are built without impacting on the service to our existing customers.
173. The developer has also pointed out that if there is insufficient capacity within the existing network Southern Water will be responsible for any upgrades necessary. This is paid for through the increased infrastructure charge which is applied to all connections, not just those where upgrades are required. Developers are still responsible for on site sewers.

174. The developer therefore considers that foul sewage capacity is not a planning issue as there is a mechanism for providing the required capacity through the new infrastructure charge. The developers have pointed out that any drainage capacity investigations would need to be carried out by Southern Water as they know the details of their network and use their own model for checking capacity.
175. Notwithstanding the above the developer considers that the surface water management strategy will result in a reduction of surface water flows to the sewerage system, the majority of which currently discharges to the foul sewers. The design foul flow generated by 44 dwellings is 2 l/s. The proposed reduction in surface water flows is 29 l/s under the 2 year rainfall event. This is in excess of the proposed foul flows and therefore the development offers a betterment in terms of overall sewer capacity.
176. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.
177. The proposed development would limit the proposed surface water flow to ensure it matches the existing contributing flows to the system. This would be satisfactory to Southern Water, subject to providing evidence of an existing positive connection in the form of a topographical survey and/or CCTV survey with report including relevant calculations.
178. The applicant will therefore be required to provide evidence that they have complied with part H3 of Building Regulations and a detailed drainage design will need to be submitted for further assessment.
179. I regard this to be a much more practical and pragmatic approach in dealing with foul network upgrades when new developments come forward.
180. I am happy with the proposals in terms of drainage subject to the conditions recommended by Southern Water on means of foul and surface water sewerage disposal and timetable, no surface water entering the foul water system, restrictions on ground water, gullies and interceptors.

Impact on residential amenity neighbours

181. There are very few existing dwellings immediately adjacent to the application site boundary. Squires Cottages is a terrace with approval for conversion back to four individual dwellings which was approved in 2016.
182. The current proposed development's parking requirements are in accordance with required standards and where there is a slight risk of occasional disturbance from cars manoeuvring next to Squires Cottages. A short section

of wall will be required to the northern edge to mitigate this. Consequently I am satisfied that the proposed development will not have any adverse impact on residential amenities of neighbouring properties.

183. I have compared the Schedule of Accommodation of all house against the Nationally Described Standards for minimum internal space for new residential developments and I am satisfied all the proposed dwelling sizes accord with these standards.

Refuse

184. The communal refuse points for the apartments are to be located in the existing building and also in within the new car ports adjacent to the car parking courtyards.
185. Following consultation with ABC further clarification was sought on the various matters. The application now allows for the collection of refuse including recycling and food waste collection.
186. Conditions will be required to ensure that bins to be divided equally in each store to combine refuse and recycling. . The refuse tracking has been provided and demonstrates that the layout works for an 11.4m vehicle.
187. As the car park area will not to be adopted an indemnity will be put in place prior to any refuse collections being made. Those bins in the bin store housing 4 x 140 litre bins which is located alongside the public footpath, is beyond the pull out distance are to be moved to a collection area and this will be covered by condition.
188. The entrance gates at the Heritage Centre where it goes into the private garden, will be designed to prevent causing access issues for our collection crews.
189. Crews will not collect from the store by the Lecture Theatre as they exceed the maximum pull out distance for bins. Any bins that are beyond the pulling distance set out by the LA will moved to a collection area by the site management for collection. Points regarding keeping with hooks to hold them open, can be made the subject of a planning condition which could require details of the site waste management strategy to be submitted and approved prior to first occupation.
190. This is a converted building that does not easily lend itself to modern refuse and recycling storage standards and collection requirements. Therefore a highly bespoke solution is required to deal with these unusual circumstances

and the place needs to be subject to a careful refuse management by the overall management of the place.

191. Further discussions and clarification are ongoing to reach an acceptable conclusion before the Committee and members will be updated. A condition will be imposed to ensure that an appropriate detailed refuse collection system is put in place and enough space is provided.

Impact on trees

192. The proposal is to retain 11 of the existing 20 trees on the application site. Of the 9 to be removed the Magnolia's close to Olantigh Road are the most impressive. Approximately 15 replacement trees will be replanted but this depends on the further site investigations and species, size and locations will be determined by a soft landscaping condition. The western edge of the site behind the two new dwellings will be important for the wider landscape setting to soften this edge of the college site.
193. It is accepted that the removal of trees is necessary to facilitate the scheme and protect the fabric of the listed building. However at this stage the quality of the replanting information is not sufficiently clear and we would like to discuss in more detail the replacements for some of the attractive species to be lost. For instance the Magnolia grandifloras trees are important component of the eastern aspect but need to be removed owing to the proximity to the structure. This will need to be replaced in an appropriate location as close as possible to the existing tree and of a good size to be agreed.
194. A condition is essential that requires further landscaping detailed and we will work closely with the Landscape Architects to ensure that the planting reflects the heritage of the site. Also advice will be sought from ABC's Conservation Officer to assist with discharging the soft landscaping conditions.

Ecology

195. The site contains a large footprint of buildings and hard surfaced tarmac with some formal landscaped spaces and relatively few mature trees or natural wild areas.
196. A small number of fairly insignificant trees are to be removed and more replacement trees will be planted. Species selection of trees, hedges and shrubs will be taken carefully into account to support the need to encourage greater biodiversity on the site.

197. A bat survey has been undertaken which found some evidence of Common Pipistrelle and Brown Long Eared bats roosting with the external fabric of the building. Having reviewed the ecological information and sought the views of the KCC Ecological Team and Biodiversity Officer, I am satisfied that the development can maintain the favourable conservation status of that bats on site. If the scheme is supported I would advise that a condition securing the implementation of ecological enhancements is attached as well as a condition requiring the implementation of a sensitive lighting strategy for biodiversity.

Sustainable Development & Construction

198. The development is in a sustainable location located close to the main village shop, a good range of other services and amenities, is within walking distance of the rail network and cycle network.
199. The conversion and reuse of empty buildings is also an important factor in regarding this as a very sustainable development along with the two new units that reuse previously developed land.
200. This is in keeping with NPPF para 51 and 111 which support bringing empty buildings back into use and the effective reuse of previously developed land.
201. As of the 18th July 2016, the Council no longer requires planning applications for residential development to comply with Core Strategy Policy CS10 'Sustainable Design and Construction' (2008) or guidance contained in the Council's Sustainable Design and Construction SPD (2012). Instead, Building Regulations now cover the delivery of energy efficient buildings.
202. Given that this is a conversion of a sensitive historic building achieving energy efficiency in these buildings will be more significantly more difficult than the new build properties. The energy efficiency standards of the conversion will be dealt with under building regulations.
203. However with regards to water efficiency the Council will require the two new residential units to comply with Policy ENV7 'Water Efficiency' of the emerging Local Plan 2030 which sets out;
- 'All new residential development must achieve, as a minimum, the optional requirement set through Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day'.*
204. A condition will be imposed to deal with water efficiency. Where possible this will be achieved on the converted buildings

Viability & Impact on Financial Contributions

205. The applicant has submitted evidence that the scheme generates a negative land value compared to the existing use value (EUV), having factored in estimated s.106 developer contributions. Accordingly they suggest it will not be appropriate for any financial contribution to be payable for off-site affordable housing (as none is proposed on-site).
206. The Council appointed an independent assessor Bespoke, to review the applicant's viability statement. Bespoke also concluded that the scheme is not viable and could not support additional affordable housing or S.106 contributions, albeit the scheme is not as unviable as claimed.
207. However the difference between the scheme value and EUV is dependent upon the sale prices achieved for the new-build and converted units. Bespoke therefore recommended that a review of whether a contribution payment is due should be carried out when there is evidence of the selling prices achieved. This can be included in the S.106 agreement, and carried out if implementation of the scheme has not occurred within 2 years of consent being granted.
208. However, Bespoke acknowledged that they normally recommend, in order to simplify the "review mechanism", that the Council should receive 40% of any increase in the Gross Development Value over that set out in the applicant's viability assessment, up to the total s.106 sums foregone plus indexation.
209. Bespoke also gave one note of caution and that is whether, given the high sales values used and the potential for extra costs, the scheme is deliverable as the appraisals show a profit of only 7.5% is achievable after recovering the assumed EUV as a cost. For the purposes of this report, I have assumed that the applicant (a large company with significant assets nationally, including significant holdings in Wye) does intend to implement the scheme, although the amount of the EUV needs further consideration in the light of recent Court cases and guidance.
210. The approach of the Council receiving 40% of any increase in the Gross Development Value would be in line with the Council's established "Principles for the Assessment of Planning Applications Where the Financial Viability of the Development Shows that it Cannot Afford to Pay all the Necessary Infrastructure Contributions", approved by the Planning Committee in February 2009, subject to the consideration of the issues outlined below.
211. Under these principles, the development pays what it can afford, based on the current viability appraisal, as "Initial (Pay Regardless) Contributions", and then as housing market prices rise, further "Deferred Contributions" will be received

when the units are sold. The total sum payable is capped at the amount foregone plus indexation.

212. Officers therefore agree with Bespoke's recommendations and are suggesting a claw-back mechanism that would take into account future higher than expected sales values (paying an appropriate percentage as deferred contributions). Officers believe that this is an appropriate way forward in this case, as an alternative to considering refusal of the scheme because it cannot meet the full S106 requirements, or just accepting lower contributions de facto. There remains a strong expectation, particularly at Central Government level, that housing development should continue. This particular site is an expensive refurbishment and reuse of an existing grade 1 and grade 2 listed buildings and with some new development on brownfield (previously-developed) land. It is in a sustainable location and its development would benefit the village through increased footfall and spend. Therefore there is a strong strategic case to allow the restoration of this historic building which could be at risk of weather or vandalism damage, even though residential selling prices cannot fund all the normal required s.106 contributions and affordable housing. This would be linked to a start on site being made within a reduced timeframe; in this case officers recommend that the scheme should be required to start on site within a year. If it does not do so, then the Council would have the opportunity to reappraise the scheme's viability.
213. In this case, the assessments suggest that the scheme is so unviable that the Initial (Pay Regardless) Contributions will be zero or close to zero. The clawback provisions will allow all parties to benefit from uplifts in sales values, if these accrue, yet allowing development to proceed in the meantime. The clawback would seek to recover unmet contributions up to the original level requested plus indexation and then cease. However, it is likely to be reasonable to allow a first tranche of uplifts in sales values to be retained by the applicant, to offset the significant unviability of the scheme. Once that tranche has been received by the applicant, then any further uplifts would be subject to the clawback provisions, potentially at a higher percentage level. These matters are recommended to be delegated to officers to resolve with the applicant should Members wish to grant permission.
214. The allocation of deferred contributions received, between the items set out in Table 1, will be a matter for the Head of Development, Strategic Sites & Design to determine, after carrying out relevant consultations, under existing delegation arrangements.

Whether Planning Obligations are necessary?

215. Regulation 122 of the Community Infrastructure Regulations 2010 says that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation is:
- a. necessary to make the development acceptable in planning terms,
 - b directly related to the development; and
 - c. fairly and reasonably related in scale and kind to the development
216. I have set out the planning obligations that would normally and justifiably be required in this case, and have assessed them against Regulation 122, in Table 1 below. For the reasons given I consider they are necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in scale and kind to the development, and may be a reason to grant planning permission in this case.
217. Further clarification is being sought from NHS on the request for their contributions.
218. A contribution has been requested by KCC for £28,313 be provided through Section 106 agreement to enable the council to upgrade footpaths AE110 & AE112 in the immediate vicinity of the development. I do not consider it appropriate for AE110 to be widened through the churchyard, given that it is an active burial ground containing many graves. Also the footpath AE112 is aligned in a position that is not really related to this site and would rarely need to be used by the residents of this development as AE110 is more practical and on a logical desire line. Therefore, I do not consider this to be reasonably related in kind to the development. As part of the site proposals the development will upgrade and enhance the footpath AE113, so I consider it reasonable to only consider a smaller figure for footpath AE110 for resurfacing the appropriate sections of footpath and this will be discussed directly with KCC footpaths. Apart from the Council's costs of monitoring the development, this is the only s.106 sum which I consider must be Paid
Regardless, in order to provide a satisfactory pedestrian access between the site and the village.

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
1	<p><u>Affordable Housing</u></p> <p>Contribution towards offsite affordable housing in lieu of onsite provision of 35% and on the basis of a subsequent split of 60% affordable rented and 40% shared ownership)</p>	<p>To be calculated based on the cost of offsite provision of the size and type of affordable housing units that would have been provided on site.</p>	<p>From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers</p>	<p>Necessary as would provide housing for those who are not able to rent or buy on the open market pursuant to Core Strategy policy CS12, policy HOU1 of the draft Local Plan, the Affordable Housing SPD and guidance in the NPPF.</p> <p>Directly related as the affordable housing would be provided on-site in conjunction with open market housing.</p> <p>Fairly and reasonably related in scale and kind as based on a proportion of the total number of housing units to be provided.</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
2	<p><u>Primary Education</u></p> <p>Towards Wye Primary School group room</p>	<p>Total £63,987</p> <p>Per house £3324</p> <p>Per Flat £831.</p>	<p>From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers</p>	<p>Necessary to increase capacity at the local primary school within the vicinity to meet the demand generated and pursuant to Core Strategy policies CS1, CS2 and CS18, saved Local Plan policy CF21, Ashford Local Plan 2030 submission version policies COM1 and IMP1, Developer Contributions/Planning Obligations SPG, Education Contributions Arising from Affordable Housing SPG (if applicable), KCC Guide to Development Contributions and the Provision of Community Infrastructure and guidance in the NPPF.</p> <p>Directly related as children of occupiers will attend primary school and the facilities to be funded would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of primary school pupils and is based on the number of dwellings.</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
3	<p><u>Secondary Education</u></p> <p>Towards Norton Knatchbull Hall expansion</p>	<p>Total £79,220</p> <p>Per house £4115.00</p> <p>Per Flat £1029.00</p>	<p>From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers</p>	<p>Necessary as no spare capacity at any secondary school in the vicinity and pursuant to Core Strategy policies CS1, CS2 and CS18, Tenterden and Rural Sites DPD policy TRS19, saved Local Plan policy CF21, Developer Contributions/Planning Obligations SPG, Education Contributions Arising from Affordable Housing SPG (if applicable), KCC Guide to Development Contributions and the Provision of Community Infrastructure and guidance in the NPPF.</p> <p>Directly related as children of occupiers will attend secondary school and the facilities to be funded would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of secondary school pupils and is based on the number of dwellings and because no payment is due on small 1-bed dwellings or sheltered accommodation</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
4	<p><u>KCC Footpaths</u></p> <p>Project : AE110 resurfacing section through Churchyard between High Street along edge adjacent to allotments up to Olantigh Road.</p>	<p>£28,313</p>	<p>Pay Regardless – prior to occupation of 20 dwellings</p>	<p>Necessary as the proposed development would generate an increase in use of the adjacent Public Rights of Way, specifically footpaths AE110. Public footpaths must be maintained in order to continue to meet demand pursuant to Core Strategy policies CS1, CS2 and CS18, Ashford Local Plan 2030 submission version policies COM1 and IMP1, Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use the public right of way.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers.</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
5	<p><u>Children's and Young People's Play Space</u></p> <p>Project: Improvements towards Recreation Ground 'Playpark 2018' (Children 0-8 years)</p>	<p>Off Site Contribution £21,214.19</p> <p>£649 per dwelling for capital costs</p> <p>Commuted Maintenance £21,671.81 £663 per dwelling for maintenance</p>	<p>From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers</p>	<p>Necessary as children's and young people's play space is required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Core Strategy policies CS1, CS2 and CS18, Urban Sites and Infrastructure DPD policy U24 (if applicable), Ashford Town Centre AAP policy TC27 (if applicable), Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use children's and young people's play space and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
6	<p><u>Informal/Natural Green Space</u></p> <p>Project: Contribution towards improved access to the riverbank at the village recreation ground, and to provide additional space by pursuing negotiations with Southern Water to agree a lease to have access to land currently within the waste water works.</p>	<p>Off Site Contribution £14,186.38</p> <p>(£434 per dwelling for capital costs</p> <p>Commuted Maintenance £10,623.44</p> <p>(£325 per dwelling for maintenance</p>	<p>From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers.</p>	<p>Necessary as informal/natural green space is required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Core Strategy policies CS1, CS2 and CS18, Urban Sites and Infrastructure DPD policy U24 (if applicable), Ashford Town Centre AAP policy TC27 (if applicable), Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use informal/natural green space and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
7	<p>Outdoor Sports</p> <p>Contribution towards a project for sports provision within Wye village to meet increasing demands.</p>	<p>Off Site Contribution £51,940.44</p> <p>(£1589 per dwelling for capital costs</p> <p>Commuted Maintenance £10,656.13</p> <p>(£326 per dwelling for maintenance</p>	<p>From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers</p>	<p>Necessary as outdoor sports pitches are required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Core Strategy policies CS1, CS2 and CS18, Tenterden and Rural Sites DPD policy TRS19, Public Green Spaces & Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use sports pitches and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
8	<p>Allotments</p> <p>Contribution towards a project to identify and acquire land within the Parish of Wye for allotments.</p>	<p>Off Site Contribution £8433.38</p> <p>(£258 per dwelling for capital costs</p> <p>Commuted Maintenance £2157.38</p> <p>(£66 per dwelling for maintenance</p>	<p>From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers</p>	<p>Necessary as allotments are required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Core Strategy policies CS1, CS2 and CS18, Urban Sites and Infrastructure DPD policy U24 (if applicable), Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use allotments and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
9	<p><u>Libraries</u></p> <p>Contribution for additional bookstock at libraries in the borough</p>	<p>£1920.63</p> <p>£48.02 per dwelling</p>	<p>From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers</p>	<p>Necessary as more books required to meet the demand generated and pursuant to Core Strategy policy CS18, Urban Sites and Infrastructure DPD policy U24 (if applicable), KCC Guide to Development Contributions and the Provision of Community Infrastructure and guidance in the NPPF.</p> <p>Directly related as occupiers will use library books and the books to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because amount calculated based on the number of dwellings.</p>
10	<p><u>Monitoring Fee</u></p> <p>Contribution towards the Council's costs of monitoring compliance with the agreement or undertaking</p>	<p><u>£1000</u> one-off payment</p>	<p>Before commencement of development</p>	<p>Necessary in order to ensure the planning obligations are complied with.</p> <p>Directly related as only costs arising in connection with the monitoring of the development and these planning obligations are covered.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the obligations to be monitored.</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
11	<p><u>Strategic Parks</u></p> <p>Project: Conningbrook Lakes Strategic Park signage</p>	<p>Total capital contribution for off site provision £4772.38</p> <p>(£146 per dwelling for capital costs)</p> <p>Total commuted maintenance sum £1536.31</p> <p>(£47 per dwelling for maintenance)</p>	<p>From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers.</p>	<p>Necessary as strategic parks are required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Core Strategy policies CS1, CS2, CS18 and CS18a, Urban Sites and Infrastructure DPD policy U24 (if applicable), Public Green Spaces & Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use strategic parks and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
12	<p><u>Cemeteries</u></p> <p>Project : Contribute towards a proposed extension to the Churchfield Burial Ground which will need a landscape plan and hard and soft landscaping.</p>	<p>Total capital contribution for off site provision £9283.25 (£284 per dwelling for capital costs)</p> <p>Total commuted maintenance sum £5753</p> <p>(£176 per dwelling for maintenance)</p>	<p>From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers</p>	<p>Necessary as cemeteries are required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Core Strategy policies CS1, CS2 and CS18, Tenterden and Rural Sites DPD policy TRS19, Ashford Local Plan 2030 Submission Version policies COM1 and IMP1, Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will require cemeteries and the cemetery provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
13	<p><u>Health Care</u> Contribution towards enhancement and increased capacity of Wye Surgery</p>	<p>£504 for each 1-bed dwelling</p> <p>£720 for each 2-bed dwelling</p> <p>£1008 for each 3-bed dwelling</p> <p>£1260 for each 4-bed dwelling</p> <p>£1728 for each 5-bed dwelling or larger</p>	<p>From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers</p>	<p>Pay regardless contributions to be paid at the occupation of the 50th 'open market sale' property.</p> <p>The remainder payable if sale values rise in accordance with the deferred contributions mechanism below.</p> <p>Necessary as additional health care services required in village to meet the demand that would be generated pursuant to Core Strategy policy CS18, saved Local Plan policy CF19 and guidance in the NPPF.</p> <p>Directly related as occupiers will use health care facilities and the facilities to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has been calculated based on the estimated number of occupiers.</p>

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
14	<p><u>Voluntary Sector</u></p> <p>Project: To be confirmed in consultation with ABC and Parish Council.</p>	£83 per dwelling	From any Initial and/or Deferred Contributions received, as determined by Officers under delegated powers	<p>Necessary as enhanced voluntary sector services needed to meet the demand that would be generated pursuant to Core Strategy policy CS18, Urban Sites and Infrastructure DPD policy U24 (if applicable), and guidance in the NPPF.</p> <p>Directly related as occupiers will use the voluntary sector and the additional services to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development.</p>
15	<p><u>Deferred payments mechanism</u></p> <p>Mechanism to monitor sales/rental values to ensure that an agreed 40% of any rise in values is paid to the council towards those contributions above that are deferred, in accordance with a scheme to be agreed</p>	Up to the value of all deferred contributions (indexed).	To be paid if the circumstances prevail.	As set out above for each individual contribution that is Deferred in whole or part.

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
<p>Regulation 123(3) compliance: Fewer than five planning obligations which provide for the funding or provision of the projects above or the types of infrastructure above have been entered into.</p> <p>Notices must be given to the Council at various stages in order to aid monitoring. All contributions are index linked in order to maintain their value. The Council's legal costs in connection with the deed must be paid.</p> <p>If an acceptable deed is not completed within 3 months of the committee's resolution, the application may be refused.</p>				

Human Rights Issues

219. I have also taken into account the human rights issues relevant to this application. In my view, the “Assessment” section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy their land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

220. In accordance with paragraphs 186 and 187 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner as explained in the note to the applicant included in the recommendation below.

Conclusion

221. The scheme is acceptable in principle providing 40 residential units and controlled community use and sensitively restores a grade 1 and 2 listed building that has been empty for a decade.
222. The proposal largely accords with the Development Plan and the policies in the Wye Neighbourhood Plan, Draft Local Plan and the NPPF. The scheme is in accordance with the NPPG a number of conditions are required to ensure the development fully complies with policy.
223. However in terms of the Wye3 Masterplan the submission of this application before the wider Wye3 Masterplan is not strictly in accordance with the Neighbourhood Plan. However this approach is considered acceptable for this particular small site within Wye3 as it is heavily constrained and is not considered to be prejudicial to the successful evolution of the Masterplan for a much wider area.
224. I am satisfied the proposals would not harm the special architectural and historic character of the listed buildings and conservation area.
225. The original proposals have been amended slightly and I consider the general layout is well designed and would result in a high quality development on a very self-contained site. The design, scale and appearance of the proposals would have an acceptable impact on the visual character of the area

226. I regard the proposals to be compatible with the principles of sustainable development as it involves reuse of an empty building and two new units on previously developed brownfield land.
227. The development secures some controlled community access to this complex of local historic buildings to be of considerable social interest to the community.
228. The scheme would have an acceptable impact on the residential amenity and living conditions of residents and surrounding neighbours.
229. I am satisfied the new dwellings are well designed in keeping with listed buildings, conservation area and AONB.
230. Surface Water Drainage proposals are adequate and foul water disposal measures are being refined and resolved with Southern Water via condition.
231. Other planning issues such as sustainable design and construction, residential space standards, ecology, trees, landscape, refuse, drainage and planning obligations are acceptable.
232. The Highways Authority have confirmed the scheme is acceptable in highways terms and provide an acceptable number of resident and visitor parking spaces and have no adverse impact on the surrounding highway network.
233. The planning obligations are necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in scale and kind to the development.
234. The developer has submitted a justification for why Planning Obligations cannot be provided for the required affordable housing and infrastructure to offset other needs and harms arising out of the development. The benefits of enabling this development to go forward with a suitable planning obligation, including deferred contributions, in my view outweigh those failures to meet all policy requirements.
- It delivers a scheme that preserves the special historic and architectural interest of the building.
 - It provides a large amount of communal space for residents in some of the most important and interesting historic parts of the building.
 - The 38 converted homes, 2 new houses, car parking, cycle storage and refuse stores and collection is well laid out and is comfortably delivered on the site.

- The homes would be highly desirable and sought after and would help deliver a long term boost to the footfall in the heart of the village that would benefit the local businesses, facilities and services.
- The scheme being predominantly a conversion with some limited new builds and car port structures fit neatly into the village 'townscape' and pattern of development.
- The development fits comfortably into the landscape with no visual impact on the wider setting of the place and has no harm to ecology or trees ,
- The development would not harm anyone's current residential amenity.
- The local street network could cope with the expected traffic levels
- The development constitutes a sustainable reuse of buildings

Recommendation

A. APPROVE subject to the prior completion of a Section 106 agreement or undertaking in respect of planning obligations detailed in Table 1, in terms agreeable to the Head of Development & Strategic Sites or the Joint Development Control Managers in consultation with the Head of Legal and Democracy with delegated Authority to the Head of Development & Strategic Sites or the Joint Development Control Managers to negotiate the terms of the S.106 obligations to reflect the viability of the scheme, including to determine appropriate Initial (Pay Regardless) Contributions, the thresholds and percentages of Deferred Contributions, and all ancillary matters to ensure that reasonable and proper contributions are made by the development bearing in mind the viability position and further valuation advice and to make or approve minor changes to the obligations and conditions as they see fit (for the avoidance of doubt including adding additional conditions or deleting conditions) and any further minor changes/amendments to materials, glazing, fine detailing that are deemed necessary by officers, with authority delegated to the Head of Development & Strategic Sites or the Joint Development Control Managers to thereafter issue the decision notice with any further conditions or minor changes to the conditions/notes set out in (B) below -

B. Permit

Subject to the following Conditions and Notes:

Implementation

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents approved by this decision and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification).

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

3. The development shall be made available for inspection, at a reasonable time, by the local planning authority to ascertain whether a breach of planning control may have occurred on the site (e.g. as a result of departure from the plans hereby approved and/or the terms of this permission).

Reason: In the interests of ensuring the proper planning of the locality and the protection of amenity and the environment, securing high-quality development through adherence to the terms of planning approvals, and ensuring community confidence in the planning system.

Materials

4. Samples of all external materials shall be provided on site for discussion with the Local Planning Authority within three months of the commencement of construction works and shall be accompanied by written details of the agreed materials including source/ manufacturer and samples of all bricks, stone, tiles and cladding materials to be used externally. These details of external materials shall be approved in writing by the Local Planning Authority before their use in the development.

Reason: In the interests of visual amenity.

Phasing

5. The development shall be carried out in accordance with the approved phasing details for the listed building. A programme for the new build units shall be agreed in writing by the Local Planning Authority. The new build units should not be occupied until at least 50% of the converted flats are occupied.

Reason: To ensure the early works to the restoration of the listed buildings and in the interests of the proper planning of the development.

Architectural detailing (new structures)

6. No development above ground floor slab level on any new build structures shall be commenced until the following details have been submitted to and approved by the Local Planning Authority in writing:-
- (a) 1:20 scale details of eaves, fascias, coping and roof ridge details
 - (b) 1:20 details of vertical or horizontal cladding panels including dimensions, overlaps, joint details and fixing methods
 - (c) Details of any external rainwater goods.
 - (d) All boundary wall details
 - (e) All proposed gates including style, detailing and final finish colour
 - (f) Brick or stone laying patterns, mortar specification and colour
 - (g) Brick bond and decorative brick work bands including vertical brick courses and window surround details
 - (h) 1:10 and 1:20 details and sections of the window frames to residential units including doorframes
 - (i) 1:20 details of the balconies including materials, balustrade, railings, fixings and soffits.
 - (j) 1:20 details and sections of recessed or projecting sections of the facades and materials to show joins and edge treatment and depth
 - (k) Details of all supporting columns including materials, finish and colour
 - (l) Depth of window reveals
 - (m) Details of down pipes and guttering to match the colour of joinery
 - (n) External doors to car ports, cycle store and bin stores
 - (o) 1:20 details of the location, set back, colour and specification of any expansion points or weep holes
 - (p) Rooftop fixtures or equipment

Thereafter, the development shall only be constructed in accordance with the approved details and all approved details shall be retained unless any variations have been approved in writing by the Local Planning Authority.

Reason: Further details are required in order to ensure that the external fine detail of dwellings is of a high design quality.

External Fixtures & Equipment

7. Full details of the location, design, appearance and material of any external fixtures and equipment located on any new buildings or converted buildings shall be submitted to and approved in writing by the Local Planning Authority within no later than one month before their installation. The details shall include anything above ground level including;
- a) Lighting
 - b) Signage
 - c) Intercom System
 - d) Security, alarms or CCTV cameras
 - e) Post collection
 - f) Gas
 - g) Electricity
 - h) Water
 - i) Telecommunications
 - j) Cables & Pipework
 - k) Vents, grilles or flues

This does not apply to any works that may need listed building consent which should be checked and considered separately. Thereafter any approved works on these details (a)-(k) shall be carried out in full accordance with these approved details.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

Residential Amenity

8. The following windows shall be obscure glazed before any of the associated units are occupied and before the heritage centre can be used,
- a) Unit 20 Dining/Living/Study – 2 west facing windows overlooking the garden of unit 18.
 - b) Archive Room – 2 east facing windows overlooking the private garden area of unit 20.

Thereafter these windows shall remain obscure glazed unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of residential amenity

9. No construction activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 on Saturdays, with no working activities on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with Policy CS1 of the Local Development Framework Core Strategy

10. The following areas and rooms of the building shall only be used as follows
- (a) Wye Heritage Centre shall only be used for D1(g) use as a non-residential institution public hall for meetings of community groups.
 - (b) Great Hall, Jacobean Dining Room plus adjacent room, main staircase and Lecture Theatre shall only be used by occupants of the development for communal residential uses ancillary to the main C3 use of the site.
 - (c) Chapel shall only be used for D1(h) in connection with public worship

These rooms and areas shall not be used for any other purpose whether or not in the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 2005 or any subsequent Order revoking or re-enacting that Order, or whether the alternative use is permitted by virtue of Article 3 and Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking or re-enacting that Order.

Reason: In order to preserve the amenity of the locality.

Access to Heritage Assets

11. The Wye Heritage Centre will be available for use by the Wye Heritage Centre, or any other interested local historical groups agreed in writing with the Local Planning Authority, between the hours of 08:00 and 22:00 hours. Details of the management agreement and hire cost based on a proportionate peppercorn basis for the facility shall be agreed in writing with the Local Planning Authority in consultation with the Parish Council.

Reason: In order to secure an appropriate level of community access to the premises.

12. The Great Hall, Jacobean Dining Room plus adjacent side room, main staircase and Lecture Theatre communal areas of the buildings shall be made available for residents of the complex to use only between the hours of 08:00am and 22:00pm (Monday-Saturday) and at any other special times for specific individual functions (such as New Year's Eve) by prior agreement with the Management Company in association with the residents and shall be agreed in writing with the Local Planning Authority.

The Management Agreement should be undertaken by a competent Management Company. The selection of the preferred Management Company should be agreed in writing with the Local Planning Authority prior to the areas coming into use.

Reason: In order to preserve the amenity of the occupiers of the building.

13. A Public Heritage Access Programme for the building complex will form part of any Management Agreement to cover access to the following areas of the building for the following periods.
 - a. Once per calendar month access by appointment of no less than 4 hours, to Great Hall, Jacobean Panelled Dining Room; adjoining linked room Between Panelled Room and Staircase; Solar Room; Lecture Theatre; Staircase & Statues; Scheduled Ancient Monuments; War Memorials and all Cloisters and external courtyards.
 - b. Chapel – should be available for a minimum of 2 services a week each of between 3 and 6 hours as set out by any Management Agreement and arrangement with the Management Company.
 - c. An annual heritage open day of up to 6 hours duration.

The Management Agreement and Public Heritage Access Programme and agreement must include full details setting out the precise management arrangements of how and when a such a programme will be held, publicised, managed, charged and operated and shall be programmed in accordance with the designated timescales unless otherwise agreed in writing with the Local Planning Authority. The Public Heritage Access Programme will also be subject to consultation with local heritage groups and Wye with Hinxhill Parish Council.

The Programme will also set out how to encourage property owners to participate how the Annual Open Days and shall be submitted to and approved in writing by the Local Planning Authority following consultation with local heritage groups and Wye with Hinxhill Parish Council.

All tours of the building should be free of charge and will only be conducted by an organisation that has been set out in the Management Agreement agreed in writing with the Local Planning Authority unless otherwise agreed in writing with the local Planning Authority.

The Management Agreement and Public Heritage Access Programme and must be submitted to and approved in writing by the Local Planning Authority within 3 months of the first occupation of the development and shall remain in place for as long as the property has a residential use.

3 years after the first occupation of the building, the Public Heritage Access Programme will be subject to a full review to establish their popularity and to review the need for any potential changes to time, length and frequency of all events and access. This shall be discussed and agreed in writing by the Local Planning Authority having sought the views of the Wye with Hinxhill Parish Council, relevant local historical groups and the residents of the building. A full review will then be repeated for a final time a further 2 years later (5 years after the first occupation) to establish if the times and frequencies are practical or if there is any need or scope to increase the public access to the building and will again be subject to the same local consultation.

Reason: In the cultural interest of the village community and to ensure the amenities of residents are protected.

Archaeology

14. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority and shall allow him/her to observe the excavations and record items of interest and finds. The developer shall inform the County Archaeologist of the start date of construction works on site not less than two weeks before the commencement of such works.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

15. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has

previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

16. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of archaeological field evaluation works in accordance with a specification and written timetable which has previously been submitted to and approved in writing by the Local Planning Authority; and following on from the evaluation has secured the implementation of; Any safeguarding measures, identified in the evaluation as necessary, to ensure preservation in situ of important archaeological remains and/or Further archaeological investigation in accordance with a timetable which has previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

Archaeology Protective Fencing

17. No development shall take place until the need for fencing has been assessed. If required the fencing shall be erected, in a manner to be previously agreed in writing by the Local Planning Authority, about the Scheduled Ancient Monument]; the fencing shall be retained for the duration of construction works and no works shall take place within the area inside that fencing without the prior written consent of the Local Planning Authority.

Reason: To ensure that important archaeological remains are not adversely affected by construction works.

Archaeology Recording

18. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that historic building features are properly examined and recorded.

Permitted Development Rights

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any other Order or any

subsequent Order revoking or re-enacting that Order, the houses and apartments hereby approved shall only be occupied as single dwelling houses as described by Use Class C3 of the Town and Country Planning (Use Classes) Order 2015 or any subsequent Order revoking or re-enacting that Order.

Reason: To protect the amenities of future occupiers of the development.

External Lighting

20. Prior to occupation of any dwelling details of external lighting shall be submitted to the local planning authority and agreed in writing. The approved lighting shall be installed prior to occupation of any dwelling in that phase and no further external lighting shall be installed in that phase without the prior written consent of the Local Planning Authority.

Reason: In the interests of the visual amenity of the area, comply with the Council's adopted Dark Skies SPD and to protect the flight path and foraging of bats and birds.

Public Rights Of Way

21. Within 6 months of the start of construction details and specifications of the following footpath improvements shall be submitted -
- a. AE113 between Olantigh Road and footpath AE110 through the site be widened and upgraded with a new bound surface.
 - b. An section of footpath AE110 adjacent to the development site, to be confirmed, which shall be resurfaced with a new bound surface

These specification shall be approved by the Local Planning Authority in consultation with Kent County Council Public Rights Of Way Officer prior to their construction and shall be completed within 3 months of the first occupation of the development.

Reasons: To promote walking and in the interests of the visual amenity of the area.

Landscaping

22. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out

in accordance with the approved details unless previously agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area.

23. Within 12 months of the commencement of construction works full details of both hard and soft landscape works on the site shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include

- Main entrance forecourt adjacent to High Street
- Public Footpath AE110 & AE112
- proposed finished levels or contours;
- means of enclosure;
- car parking layouts;
- samples of hard surfacing materials;
- areas of planting
- minor artefacts and structures
- lighting and any measures in accordance with ABC's Dark Skies SPD.
- proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);

Thereafter these works shall be carried out as approved unless previously agreed otherwise in writing by the Local Planning Authority.

Reason: In order to protect and enhance the amenity of the area.

24. Within 12 months of the commencement of construction works the full details of soft landscape works required by condition above shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include -

- a) planting plans;

- b) written specifications (including cultivation and other operations associated with plant and grass establishment);
- c) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- d) tree pits including root protection details
- e) an implementation programme.
- f) A landscape management plan

Thereafter these works shall be carried out as approved unless previously agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that adequate details of the proposals are submitted in the interests of the protection and enhancement of the area and to ensure it's properly maintained in the interest of the amenity of the area.

25. All hard landscape works shall be carried out prior to the occupation of that phase of the development and soft landscaping works shall be carried out within 3 months of the first occupation of that phase in accordance with the programme agreed in writing with the Local Planning Authority. Any trees or plants whether new or retained which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenity of the area.

26. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved unless previously agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure the new landscaped areas are properly maintained in the interest of the amenity of the area.

Boundary Details

27. Prior to the commencement of the development, details of walls and fences to be erected within the development shall be submitted to and approved in writing by the Local Planning Authority. The walls and fences shall then be erected prior to the occupation of that phase of the development in accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area.

Highway & Parking

28. The area shown on the drawing reference number 2742-03 rev P9 (Proposed Site Plan) as vehicle parking space, car ports, visitor parking bays, loading bay and turning areas shall be provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority before any of the homes served by these areas are first occupied. Thereafter they shall be permanently maintained and retained for the use of the occupiers, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: To ensure the provision and retention of adequate off-street parking facilities for vehicles in the interests of highway safety as development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users

29. The proposed footways, footpaths, verges, lighting, bollards, sewers, drains, retaining walls, service routes, surface water outfall, visibility splays, accesses, gradients, car parking and street furniture shall be laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority in writing before construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials, and method of construction shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of consistency and to allow proper consideration of the impact in highway terms

30. No dwelling shall be occupied until details of a residents' information pack in respect of the nature of the approved allocated parking arrangement for each home (including Squires Cottages) has been submitted and approved by the Local Planning Authority in writing. The residents' information pack in respect of shall comprise the following:-

- (a) confirmation of the location of any allocated parking facilities serving the home,
- (b) confirmation that in respect of any car barns such covered facilities have been purposely designed to ensure that they are used for the parking of motor vehicles and that the addition of further doors is prohibited
- (c) details of cycle parking spaces
- (d) details of any additional resource car parking in the village
- (e) details of public transport connections (bus and train)

The approved details shall be given to the first occupier of each dwelling and also those managing communal areas at flats at first occupation.

Reason: In order to ensure that soft landscaping and tree planting is understood those managing communal space to ensure that car parking arrangements, particularly in respect of covered car barns, is similarly understood.

31. The completion of the access details shown on the submitted plans shall take place prior to the occupation of each phase of the development hereby permitted and shall thereafter be permanently maintained for this use.

Reason: In the interest of highway safety

32. Within 3 months of the commencement of construction works, details of measures to prevent the discharge of surface water from the private parking spaces onto the highway shall be submitted to and agreed in writing with the Local Planning authority. It shall be provided prior to the occupation of any of the apartments that these parking areas serve, hereby permitted and thereafter they shall be permanently maintained for this use.

Reason: In the interest of highway safety

33. Full details of communal cycle stores, including internal amenity lighting, secure entrance doors and cycle parking within the store shall be provided and agreed in writing with the Local Planning Authority before occupation of the development. The cycle parking facilities shown on the submitted plans shall be provided prior to the occupation of the development hereby permitted and shall thereafter retain permanently for this use.

Reason: To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety.

Drainage

34. Development shall not commence until a drainage strategy detailing the proposed means of surface water disposal and an implementation timetable, has been submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker.

The design of drainage should ensure that no additional land drainage or ground water is to enter public sewers network. Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

The development shall be carried out in accordance with the approved drainage scheme and timetable.

Reason - To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.

35. Development shall not begin until a details of the foul and surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority in consultation with Southern Water. The detailed drainage scheme shall demonstrate that the additional surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a timetable for its implementation,
- a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the drainage system throughout its lifetime.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development and helps to ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after

construction), as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.

Ecology

36. Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of generous native planting where possible. The approved details will be implemented and thereafter retained.

Reason: To enhance the local biodiversity.

Refuse

37. No apartment shall be occupied until the details identified below have been submitted to and approved by the Local Planning Authority in writing and subsequently provided (in accordance with the approval) available for use by the occupiers of the flats:-

- (a) details of secure access arrangements to the integral bin store, including opening / closing hardware (FB1 or FB2), stays or catches to lock double opening doors back in an open position at collection time, amenity lighting and hose down/cleaning facilities, and
- (b) details of secure access arrangements to the integral cycle store, nature of secure storage racks & anchoring points and amenity or security lighting.

Thereafter, unless the Local Planning Authority has given written approval to any variation, the approved arrangements in relation to (a) and (b) above shall be retained in working order.

Reason: No such fine details have been provided. The fine detail of these stores is important to ensure that the spaces are secure and safe for use.

Water efficiency

38. The building hereby permitted shall achieve the minimum optional requirement set out in the Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day.

Reason: In order to carefully manage water supply given the level of household demand relating to available resource.

Fibre to the premise condition:

39. Prior to the first occupation of the two newly constructed dwellings, details including plans, shall have been submitted to and approved by the Local Planning Authority in writing for the installation of a High Speed wholly Fibre broadband To The Premises (FTTP) connection to the development hereby approved. Thereafter, the infrastructure shall be laid out in accordance with the approved details at the same time as other services during the construction process and be available for use on the first occupation of the building unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that been made in the absence of FTTP).

Reason: To ensure that the new development in Ashford is provided with high quality broadband services enhancing Ashford as an attractive location in accordance with Policy EMP6 of the Ashford Local Plan 2030.

Electric Car Charging Points

40. Prior to the first occupation of development details of where designated parking spaces or carports can be provided with electric vehicle charging point shall be submitted to and agreed in writing with the Local Planning Authority. The charging point may be a dedicated electric vehicle charging socket, or a suitably rated three-pin socket capable of safely providing a slow charge to an electric vehicle via a domestic charging cable. The charging point shall thereafter be retained available, in a working order, for the charging of electric vehicles unless otherwise agreed in writing with the Local Planning Authority.

Reason: To take into account the cumulative impacts of development on air quality and to encourage the use of sustainable transport modes including incorporation of facilities for charging plug-in vehicles.

Cleaning & Maintenance Strategy

41. Before the development is occupied a cleaning maintenance strategy for all the external elements of the building shall be submitted to and agreed in writing with the Local Planning Authority. This shall include the different method and techniques of cleaning the different materials and frequency they are cleaned

Reason: To ensure the building is maintained to a high standard.

Demolition - Retention of Stone/Brick

42. The demolition of any external walls shall be carried out in such a way as to ensure that all external stones/bricks not at present irretrievably damaged or eroded are set aside and stored securely for the potential re-use in the construction of other buildings within the development or for recycling and shall be agreed in advance of demolition with the Local Planning Authority.

Reason: To ensure a satisfactory appearance upon completion of the development

Construction

43. Prior to development commencing, a construction management plan shall be submitted to and approved by the Local Planning Authority in writing and include;
- (i) Location of the site compound and routing of construction and delivery vehicles to / from site from the M20 and A28 to the site (Former Wye College, Wye). The site compound and lorry routing shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority, and shall be retained as such for the duration of the works hereby approved.
 - (ii) Details of parking and turning areas for construction vehicles, delivery vehicles and site personnel.
 - (iii) Details of temporary traffic management signage.
 - (iv) Details of access points, loading / unloading and turning areas for all construction traffic,
 - (v) Hours of operation and timing of deliveries
 - (vi) Details of proposed dust suppression, odour suppression and vapour suppression methods,
 - (vii) Details of proposed surrounding fencing / hoardings to any compounds,
 - (viii) details of proposed structures to be located within compounds and any proposed lighting (including measures to limit light spillage to the public any highway and to nearby residents), and

- (ix) details of any plant, equipment and machinery to be installed as part of the compound including details of hours of operation and noise during operation shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the local highway authority) and thereafter the approved details shall be provided prior to the commencement of development and retained for the duration of the construction of the permitted development unless the Local Planning Authority has agreed otherwise in writing.

Prior to any above or below ground construction commencing, details of how the developer intends to liaise with and keep local residents informed about the development for the duration of the construction period shall be submitted to and approved by the Local Planning Authority in writing. Thereafter the details shall be implemented and maintained for the duration of the construction otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of public engagement and to ensure provision of adequate off-street parking, loading and turning facilities for vehicles in the interests of highway safety and to protect the amenities of local residents in accordance with policy.

- 44. Before any demolition on-site clearance commences, a Scheme of Minimum Environmental Requirements for Demolition (SMERFD) shall be submitted to and approved in writing by the Local Planning Authority in writing. Thereafter, demolition and on site clearance works shall be implemented in accordance with the SMERFD. The matters to be addressed in the SMERFD shall include the following;

- (i) Code of Construction Practice, and
- (ii) Hours of working for demolition and noisy activities and details of the installation of any large equipment such as cranes relating to those works.

Reason: To ensure that the impacts of demolition on adjoining areas are minimised for the benefit of the local environment and the amenities of nearby residents.

- 45. Before any construction commences a Scheme of Minimum Environmental Requirements for Construction (SMERFC) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, construction shall be implemented in accordance with the SMERFC. The matters to be addressed in the SMERFC shall include the following;-

- (i) design, implementation and protection of any landscaping to be retained to relevant British Standards,
- (ii) Considerate Contractors / Code of Construction Practice,

(iii) methodology of protecting existing and new trees to the relevant British Standard during construction, and

(iv) a method statement for any piling or other noisy construction activities, or the installation of any large static construction equipment such as cranes.

Reason: To ensure that the impacts of construction on adjoining areas are minimised for the benefit of the local environment and the amenities of nearby residents.

46. Prior to the commencement of development, details of facilities, by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances at the application site, shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall then be provided prior to the works commencing on site and thereafter shall be maintained in an effective working condition and used before vehicles exit the site and enter onto the adopted highway for the duration of the construction works.

Reason: To ensure that no mud or other material is taken from the site onto the neighbouring highway by wheels of vehicles leaving the site to the detriment of highway safety and the amenities of local residents.

Notes

1. This development is also the subject of an Obligation under Section 106 of the Town and Country Planning Act 1990 which affects the way in which the property may be used.

Working with the Applicant

2. In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service,
 - as appropriate updating applicants/agents of any issues that may arise in the processing of their application
 - where possible suggesting solutions to secure a successful outcome,
 - informing applicants/agents of any likely recommendation of refusal prior to a decision and,
 - by adhering to the requirements of the Development Management Customer Charter.

In this instance

- the applicant/agent was updated of any issues after the initial site visit and meetings with key stakeholders
 - was provided with pre-application advice,
 - the application was not acceptable as submitted and further negotiations and assistance was required.
 - The applicant was provided the opportunity to submit amendments to the scheme/ address issues
 - the applicant/ agent responded by submitting amended plans, which were found to be acceptable and permission was granted
 - The application was dealt with/approved without delay.
 - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
3. Any feature capable of conveying water can be considered to fall under the definition of an 'ordinary watercourse' and we would urge the applicant to contact us prior to undertaking any works that may affect any watercourse/ditch/stream or any other feature which has a drainage or water conveyance function. Any works that have the potential to affect the watercourse or ditch's ability to convey water will require our formal flood defence consent (including culvert removal, access culverts and outfall structures). Please contact flood@kent.gov.uk for further information.

"A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

General Informatives:

1. No furniture may be erected on or across Public Rights of Way without the express consent of the Highway Authority:
2. There must be no disturbance of the surface of the right of way, or obstruction of its use, either during or following any approved development:
3. No hedging or shrubs should be planted within 1.5 metres of the edge of the Public Path.
4. Please also make sure that the applicant is made aware that the granting of planning permission confers on the developer no other permission or consent or right to close or divert any Public Right of Way at any time without the express permission of the Highway Authority.

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this

application may be found on the [View applications on line](#) pages under planning application reference 17/00567/AS.

Contact Officer: Mark Chaplin

Telephone: (01233) 330 240

Email: mark.chaplin@ashford.gov.uk



SOUTH EAST OFFICE

Mr Mark Chaplin
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
Kent
TN23 1PL

Direct Dial: 01483 252078

Our ref: L00569440

4 May 2018

Dear Mr Chaplin

**Arrangements for Handling Heritage Applications Direction 2015
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**FORMER WYE COLLEGE BUILDINGS, HIGH STREET, WYE, ASHFORD, TN25
4AH
Application Nos 17/00568/AS & 17/00567/AS**

Thank you for your letters of 17 April 2018 and 20 April 2018 regarding further information on the above applications for listed building consent and planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the applications.

Summary

The proposed amendments to the current application provide the majority of the additional information requested by Historic England in our previous letter of 26 May 2017. We think that any remaining points of detail are capable of being sought by condition of any consents granted. We conclude that any remaining modest harm caused by the scheme has been minimised and is decisively outweighed by the heritage benefits proposed. We therefore raise no objection to the scheme on heritage grounds, subject to the conditions listed below and a legal agreement to secure the proposed benefits.

Historic England Advice

Historic England has always supported the principle of conversion of Wye College to residential use. This is an outstanding complex of grade I listed medieval buildings and we think a residential use is capable of sustaining and, in some areas, enhancing the building's significance.



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We provided advice on the current application to your Council in our letter of 26 May 2017. In this we made two key recommendations: firstly, we advised that additional details were required to support the current application to better understand the impacts of the scheme in highly significant areas of the site, and to seek assurances that the proposals could be achieved without impacts that had not already been identified. Secondly, we identified an opportunity for enhancements to Unit 32, to reveal aspects of the building's significance that have for many years been concealed.

The additional details now submitted follow constructive discussions between the applicant, Historic England and Ashford Borough Council, and we now offer the following advice to assist you in reaching a decision on the current application. A broader description of the building and the wider works included in the application is explained in our first letter, so is not repeated here.

The C17th Staircase in the Medieval College

Reinstating the Ancient Briton statues on the 17th century staircase and redecorating the stair to reveal something more of its original or early form would be a considerable heritage gain. While we acknowledge the stair has undergone change since it was first built, we think that reuniting the statues with their staircase newel posts is the only way to convey an understanding of quite how impressive it must once have been. Without the statues, the stair is special, but with them it would be extraordinary once more, and a rarity even in the national context. Reinstatement of the statues would also confirm their listed status once and for all by virtue of both the extent and purpose of their annexation. For these reasons, we have always sought the reinstatement of the statues here.

Drawing 2742-105 REV 1 indicates the proposed position of the statues on the staircase and we are satisfied this gives you sufficient comfort to determine the application. However, as no information has been provided on the redecoration of the stair, the precise position of individual statues or the method of their fixing, we think these must be covered by condition to secure the full heritage benefit. We suggest the following wording:

Prior to the commencement of any work to the grade I listed college buildings, a detailed scheme for the repair and redecoration of the C17th staircase and the reinstatement of its Ancient Briton statues, including the precise locations of the statues on the staircase, the method of fixing and the proposed method and colour of finishes, shall be submitted to and approved in writing by the Local Authority in consultation with Historic England and then executed in strict accordance with those



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details prior to the occupation of Unit 32. The detailed scheme shall include proposals for the conservation of the plaster walls that line the stairwell in addition to details of the treatment of the staircase.

Details Explaining Physical Works to the Great Hall

As stated in our previous letter, we recommend that details should be provided explaining the works proposed to the great hall. We think this can be covered by condition:

Prior to the commencement of any works in the great hall, details of any proposed works to its floor shall be submitted to and approved in writing by the Local Authority in consultation with Historic England.

Upgrading of Partition between Unit 17, 32 and the Hall

It is our understanding that no fire or acoustic upgrades are required between Unit 17 and the hall as both spaces are proposed for communal use. The removal of panelling in Unit 32 (marked on drawing 2742-106) to upgrade the partition might be acceptable in principle but we think the details of this work this must be covered by a condition. We suggest the following wording:

No works shall commence in Unit 32 or the Great Hall for the provision of fire and acoustic upgrades until a methodology explaining how panelling on the partition wall of Unit 32 will be removed and reinstated is submitted to and approved in writing by the Local Authority in consultation with Historic England.

Unit 32

In our initial advice we encouraged the applicant to explore how the form of the medieval roof might be revealed within this unit by removing some of the later ceilings inserted when the building was converted to a domestic use in the 17th century. These 17th century floor structures had already been much altered and truncated.

One of the great glories of the medieval work at Wye College is an exceptional and long run of crown posts in the north range, where the dormitory was likely located. We don't understand the precise form of this space when built, but based on other known



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examples it is likely to have been an open space, possibly with low level subdivision to create privacy for individual monks. As a college which was richly endowed, the quality of the roof is also very high.

In the area of the proposed dining room the 17th century work is compromised by later alterations so it is not possible to understand how the space was laid out and used in the period. While the loss of remaining elements like a ceiling does cause a level of harm as evidence of this phase of the building's history no longer survives, we have always thought this is greatly outweighed by revealing something of the building's most significant phase in the medieval period. We are therefore pleased that the scheme has been revised in line with our suggestion as shown on drawing 2742-92 P1.

We nonetheless requested a more detailed proposal for the creation of Unit 32 in our initial advice. We suggested this should include large-scale existing, proposed and demolition plans along with sections. Some information on the proposed demolition is shown in Drawing 2472-08 P2, a plan marking up partitions which will be removed. An updated section shows the removal of the ceiling in Unit 32 which we think goes some way to explaining how the conversion might look when complete. However, we think further details are required to understand but these could be covered by a condition. We suggest the following wording:

Prior to the commencement of any works in Unit 32, existing and proposed cross-sections of the principal trusses, showing any proposed repairs, reinstatement of timbers and any other alterations, shall be submitted to and approved in writing by the Local Authority in consultation with Historic England.

Details Explaining Access to the Gallery in the Great Hall

The gallery in the great hall is an impressive feature which will remain visible from the hall but accessible from Unit 18. Understanding whether it might be feasible to retain some public access to this feature, which helps explain how the hall functioned, is important to assess its future management moving forward. However, a report produced in October 2017 (Minstrels Gallery, Wye College), concludes that the gallery is not structurally capable of taking large groups of people and therefore that any form of public access is likely to be severely restricted. On this basis we are prepared to accept the gallery cannot form part of the communally accessible areas of the building (notwithstanding that access is always going to be possible via Unit 18).



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Securing the Benefits

We think the scheme offers a number of heritage benefits which, if properly secured by condition and legal agreement, would decisively outweigh any proposed harm to heritage significance. The heritage benefits as we see them are the reinstatement of the statues on the 17th century staircase, the revealing of the Crown Post roof in Unit 32, as well as the provision of public access on limited days including or in addition to heritage open days. Offering the lecture theatre for use by the wider community in Wye also generates wider public benefits to take account of. However, we think the detail of any such benefits must be secured by a legal agreement for these to be relevant considerations in the determination of this application. We would be pleased to discuss the wording of such an agreement, if that would be helpful.

Historic England Position

Historic England remains committed to assisting your Council in reaching a decision on a case with numerous complex heritage issues. We are satisfied that the issues raised in our first advice are either addressed in the amended scheme (in drawings, reports or correspondence) or can be addressed by a condition. We therefore support the current application on heritage grounds.

In reaching a decision on this proposal we think your Council must take account of the benefits proposed here, as explained above, and as encouraged by Paragraph 131 of the NPPF. Where harm does arise, we think this has been minimised (para 129), is clearly justified in the manner required by Paragraph 132 and that any modest residual harm is decisively outweighed by the benefits of the scheme (para 134).

If your Council is minded to approve this application, we suggest the following conditions in addition to those described above:

No works authorised by this consent shall take place until a Level-4 programme of building recording and analysis of the listed buildings (including the roof structure of the Cloiser Quad's southern range) has been undertaken by a person or body approved by the Local Planning Authority in consultation with Historic England and that this programme shall accord with a written scheme submitted to and approved in writing by the Local Planning Authority.

Before any work is commenced, the position, type and method of installation of all new



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and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing, plumbing, pipes, soilstacks, flues, vents and ductwork), shall be specified and agreed in writing with the Council wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works shall be implemented only in accordance with such approval.

Before the relevant work is begun, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in full in accordance with such approved details:

- *the design of the proposed new doors and doorways in bedrooms 3 and 4 of Unit 18, shown at a scale of 1:5 or larger, including details explaining how these will be formed and their relationship to existing historic fabric;*

- *details of how the western doorway in Unit 17 would be blocked.*

- *details of any alterations to the eaves in the grade-I listed ranges as a result of the addition of insulation;*

- *details of any upgrading of existing partitions, floors and ceilings for fire and acoustic separation;*

- *details of any alterations to existing windows and doors, including for reasons of privacy;*



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- *details of any new doors and windows;*

- *a 1 sq metre sample panel of any new areas of brickwork, stonework and roofing.*

Recommendation

Historic England has no objection to the applications on heritage grounds. We think the issues and safeguards outlined in our initial advice are addressed in the amended scheme or are capable of being covered by condition. We consider that the applications meet the requirements of the NPPF, in particular paragraph numbers 129, 131, 132 and 134. In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the applications. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decisions in due course.

Yours sincerely



Alice Brockway

Inspector of Historic Buildings and Areas

E-mail: alice.brockway@HistoricEngland.org.uk

cc: Sarah Dee



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ANNEX 2

Planning and Development Services

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Direct Line: (01233) 330642
Fax No: (01233) 330682

Mr A. Highwood
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11th April 2012

Dear Andrew,

WYE3 MARKETING STRATEGY AND CONCLUSIONS

Further to the discussion at the recent meeting of the WYE3 Steering Group on 19th March, I am pleased to confirm that the attached Marketing Strategy Conclusions Report is an acceptable conclusion of the marketing carried out by Savills on behalf of Imperial College, London in respect of the WYE3 site in the Tenterden & Rural Sites Development Plan Document.

I am therefore able to confirm that I am of the view that this report, when read together with the previously agreed marketing strategy and its related appendices, would satisfy the requirement of policy WYE3 for an active and comprehensive marketing campaign for educational and related research and business uses.

Yours sincerely,



Simon Cole
Policy Manager

cc Steve Howe, Imperial College, London
Tony Shoults, Wye with Hinxhill Parish Council
Ian Coulson, community representative
Don Thako, community representative
Bethan Hall, Clerk to Wye with Hinxhill Parish Council
Richard Alderton & Daniel Carter, Ashford Borough Council